

Claire

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE HIGHLANDS AT ANDERSON HILLS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

2-5-04

3

7-26-05

4

5-5-06

ARROWOOD RANCH DEVELOPMENT, TRACTS 'A' AND 'B'

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' FF	Art Pvmnt, Std C&G, Median C&G, and 6' Sidewalk ² West Side Only	98 th St.	Dennis Chavez Blvd	Rio Rojo Ave.	/	/	/
		Per Design	Art Pvmnt	Dennis Chavez	98th St Intersection		/	/	/
		<u>51'</u> 48' FF	<u>Perm Median</u> Res Pvmnt, Std. C&G, and 4' Sidewalk ⁴ South Sides	Rio Rojo Ave.	98 th St.	Rio Seco Dr.	/	/	/
		<u>36'</u> 40' FF	<u>Perm Median</u> Res Pvmnt, Std C&G, and 4' Sidewalk ² South Sides	Rio Rojo Ave.	Rio Seco Dr.	Rio Largo Dr.	/	/	/
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Largo Dr.	Rio San Diego	Rio Canon Ave.	/	/	/
		24' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ² West Side Only	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.	/	/	/
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		24' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ² South Side Only	Rio Canon Ave. Stub	Rio Linda Dr.	End of stub st.	/	/	/
		28' FF	Res Pvmnt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/
		28' FF	Res Pvmnt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Fonda Ave.	Rio Linda Dr.	Rio Plata Dr.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	PAVING CONT. Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Fonda Ct.	Rio Fonda Ave.	End of Cul-de-sac	/	/	/
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Plata Dr.	Rio Fonda Ave.	Rio Valle Ave.	/	/	/
		24' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ South Side Only	Rio Valle Dr. Stub	Rio Valle Ave.	End of stub st.	/	/	/
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Valle Ave.	Rio Plata Dr.	Rio Seco Dr.	/	/	/
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ West Side Only	Rio Seco Dr.	Rio Valle Ave.	Rio Rojo Ave.	/	/	/
		10'	Asphalt Trail	Tract 'A'	98 th Street	West Prop Line	/	/	/
		Per Design	Residential Street Lights				/	/	/
			WATER						
		12"-20"	Water line	Offsite Easements	Parcel 1	Gibson Blvd. (Exist 30"WL)	/	/	/
		8" - 12"	Water line	Parcel 1	Offsite Easemts	Rio Largo Dr	/	/	/
		6"	Water line	Esm't. Lot 48 Blk 9	Rio Seco	98 th St.	/	/	/
		6"	Water line	Rio Seco	Rio Rojo	Rio Valle	/	/	/
		6"	Water line	Rio Rojo Ave.	Rio Largo Dr.	Rio Seco	/	/	/
		8"	Water line	Rio Largo Dr.	Parcel 1	Rio Canon Ave.	/	/	/
		4"	Water line	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.	/	/	/
		6"	Water line	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		4"	Water line	Rio Canon Ave. Stub	Rio Canon Ave.	End Stub Lot 25	/	/	/
		6"	Water line	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		6"	Water line	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sanitary sewer	98 th St.	Dennis Chavez Blvd Exist SAS MH	Rio Rojo Ave.	/	/	/
		8"	Sanitary sewer	Esm't. Lot 48 Blk 9	98 th St.	Rio Seco Dr.	/	/	/
		8"	Sanitary sewer	Rio Seco Dr.	Rio Valle Ave.	Rio Rojo Ave.	/	/	/
		8"	Sanitary sewer	Rio Valle Ave.	Rio Plata Dr.	Rio Seco Dr.	/	/	/
		8"	Sanitary sewer	Rio Valle Ave. Stub	Rio Fonda Ct.	Rio Plata Dr.	/	/	/
		8"	Sanitary sewer	Rio Plata Dr.	Rio Fonda Ave.	Rio Valle Ave.	/	/	/
		8"	Sanitary sewer	Rio Fonda Ave.	Rio Linda Dr.	Rio Plata Dr.	/	/	/
		8"	Sanitary sewer	Rio Fonda Ct.	Rio Fonda Ave.	End of Cul-de-sac	/	/	/
		8"	Sanitary sewer	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/
		8"	Sanitary sewer	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		8"	Sanitary sewer	Rio Canon Stub	Rio Linda	Rio Fonda Ct.	/	/	/
		8"	Sanitary sewer	Rio Largo Dr.	Rio Canon	Lot 1, Bk 9	/	/	/
		8"	Sanitary sewer	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		8"	Sanitary sewer	Rio Rojo Ave.	135 ft west	Rio Linda Dr.	/	/	/
		8"	Sanitary sewer	20' Public Easmt L12,B9	Rio Canon	West P.L.	/	/	/
STORM SEWER									
		Per Design	Rio Bravo Concrete Channel	Dennis Chavez RW	Exist. Conc. Channel	West Prop. Line	/	/	/
		12'x6'	Concrete Box Culvert Concrete Box Culvert	98 th Street	at Dennis Chavez Blvd		/	/	/
		18"-60"	Storm Sewer	98 th St. @	Dennis Chavez Blvd	Rio Rojo Ave.	/	/	/
		18"-36"	Storm Sewer	Lot 48 Public Easement	98 th Street	Rio Valle	/	/	/
		18"-30"	Storm Sewer	Rio Valle Ave.	Lot 48	Lot 34/35 Easement	/	/	/
		18"-24"	Storm Sewer	Esm't. Lot 32 Blk 9	Rio Fonda Ct.	Rio Canon Ave.	/	/	/



DRB # 1002739

ORIGINAL

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
Per design	Engineer's Certification for Grading and Drainage Required for release of financial guaranties. (to include Tract B)			
Per design	Temporary pond with Private Drainage Covenant in Parcel not needed due to			2
Per design	Temporary Private Diversion Berm/Swale West Boundary replaced w/ property wall w/ Private Drainage Facility Drainage Gov (Unplatted Lands of Westland Development Co. Inc.) and swale certified on			3

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/

Per Design ~~Perforated Pond~~ **graded w/ (and certified by) Anderson Hts**

NOTES

- LOMR (RTI) pending by FEMA. Approval required prior to release of financial guaranty.
- All internal sidewalks to be deferred
- Sanitary sewer manholes should not be deeper than 20'.
- These items may be financially guaranteed and built with The Meadows (DRB 1002856) and The Mesa (DRB 1002858)

delete

~~Per design Parks & Recreation Department letter of acceptance required for the park development for release of financial guaranties.~~

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Mark Goodwin & Assoc. PA
FIRM

Sherry Niteen 8/27/03 *Christina Sandoral* 8/27/03
DRB CHAIR - date PARKS & GENERAL SERVICES - date

Diane Hoelzer PE

NAME (print) *Diane Hoelzer* 8-27-03
SIGNATURE date

[Signature] 8-27-03
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger Green 8/27/03
UTILITY DEVELOPMENT - date

- date

Brad J. Blyden 8/27/03
CITY ENGINEER - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION:

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
4	05-05-06	<i>[Signature]</i>	Christina Sandoral	Diane Hoelzer
1	01/26/04	<i>[Signature]</i>	<i>[Signature]</i>	Diane Hoelzer
2	2/5/04	<i>[Signature]</i>	Christina Sandoral	Bob Cochran
3	7/26/04	<i>[Signature]</i>	<i>[Signature]</i>	Diane Hoelzer

(County Requirements) Per letter **Sheet 5 of 5**
off site mitigation - See Sheet 5 of 5. These improvements are to be financially guaranteed w/city, not to be released until a letter from the County is obtained concurring w/the release of the financial guarantees.

ORIGINAL

Project # 1002857

101

101

071

Terry O. Brown, P.E.

P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Voice
(303) 942-3600 - FAX
e-mail: tobe@swcp.com



Tuesday, August 19, 2003

Nathan Masek

Bernalillo County Public Works Dept.
2400 Broadway SE Bldg.
Albuquerque, NM 87102

Re: Anderson Hills Subdivision, Phase 1 (431 lots)

Dear Nathan:

Following is the proposed language for the transportation portion of the infrastructure list for Anderson Hills Subdivision, Phase 1:

- * **Rio Bravo Blvd. / Isleta Blvd.** - Construct westbound dual left turn lanes on Rio Bravo Blvd. at Isleta Blvd. and modify southbound lanes on Isleta Blvd. south of Rio Bravo Blvd. to provide optimum length of dual southbound lanes.
- * **Rio Bravo Blvd. / I-25 East Ramp** - Construct eastbound dual left turn lanes on Rio Bravo Blvd. and modify northbound I-25 on-ramp as necessary.
- * **Rio Bravo Blvd. / 98th St.** - Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at 98th St.
- * **Rio Bravo Blvd. / Unser Blvd.** - Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at Unser Blvd.

Copy of ...

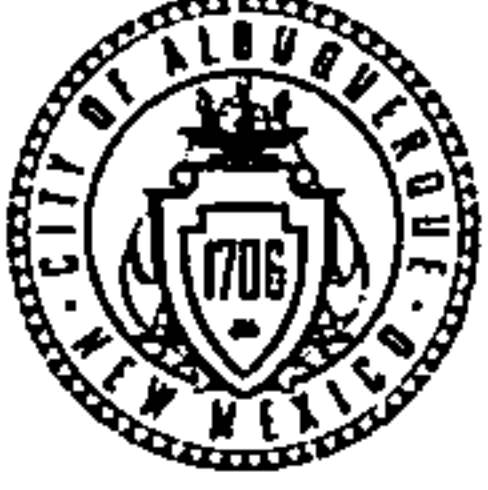
Would you please indicate your concurrence with the proposed language and requirements by signing below? Also, if you have comments regarding the language, please call me.

Please call if you have questions or need additional information.

Sincerely Yours,

Terry O. Brown

Concurrence: _____
Nathan Masek



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 10, 2006

3. Project # 1002857
06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B **HIGHLANDS AT ANDERSON HILLS, UNIT 1**, zoned RLT, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205] (N-9/P-9)

At the May 10, 2006, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 25, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Sheran Matson, AICP, DRB Chair

Cc: Anderson Hills LLC, P.O. Box 9470, 87119
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002857

AGENDA ITEM NO: 3

SUBJECT:

SIA Extension

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:() EXTN:(x) AMEND:()

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 10, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002857 AGENDA#: 3 DATE: 5.10.06

1. Name: Deane Helzer Address: M. Y. + Assoc Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

May 10, 2006

Project # 1002857
 06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B TBK HIGHLANDS AT ANDERSON HILLS UNIT 1 (to be known as **HIGHLANDS, UNIT 2**) zoned RLT, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205](N-9/P-9)

- AMAFCA No adverse comments.
- COG No adverse comments.
- Transit No objection to the request.
- Zoning Enforcement No adverse comments.
- Neighborhood Coordination No Association(s)
- APS

The request for a SIA extension for **Highlands, Unit 2** is part of a larger project known as Highlands at Anderson Hills. Highlands at Anderson Hills will consist of a total of 247 single-family homes. The new subdivision will impact Navajo Elementary School, Harrison Middle School, and Rio Grande High School. Navajo Elementary and Harrison Middle School are nearing/exceeding capacity.

School	2006-07 Projections	2006-07 Prelim Cap	Space Available
NAVAJO ES	510	497	-13
HARRISON MS	725	813	88
RIO GRANDE HS	1,912	2,200	288

A new southwest high school is planned to open with a 9th grade academy in 2008. The remainder of the high school will open in 2009. These dates are contingent upon available funds. The new northwest high school will primarily relieve overcrowding at West Mesa High School.

Utilities Development

No objection to Extension request.

Planning Department

No objection to the 1 year extension.

Impact Fee Administrator

No comment on extension of SIA.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Anderson Hills LLC, P.O. Box 9470, 87119

Mark Goodwin & Associates PA, P.O. Box 90606, 87199



**PUBLIC HEARING—DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 10, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000364
06DRB-00538 Major-Two Year SIA

BRET & DEBORA TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2, located on CENTRAL NE, between BURMA NE and GLENRIDGE PARK NE containing approximately 1 acre(s). [REF: DRB-97-396] (L-22)

Project # 1000515
06DRB-00540 Major-Two Year SIA

WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING**, zoned SU-2, RL-T, located on TIERRA PINTADA ST NW between 98TH STREET NW and LADERA DR NW and containing approximately 50 acre(s). [REF: 04DRB00444] (H-9)

Project # 1002857
06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B TBK HIGHLANDS AT ANDERSON HILLS UNIT 1 (to be known as **HIGHLANDS, UNIT 2**) zoned RLT, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205](N-9/P-9)

Project # 1003859
06DRB-00533 Major-Vacation of Pub
Right-of-Way
06DRB-00534 Major-Vacation of Public
Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] (E-12/ F-12)

SEE PAGE 2. . .



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1002632
06DRB-00541 Major-Preliminary Plat
Approval
06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] (B-11)

Project # 1003238
06DRB-00543 Major-Vacation of Public
Easements
06DRB-00432 Minor-Prelim&Final Plat
Approval
06DRB-00545 Minor-Vacation of Private
Easements

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). (H-12)

Project # 1003779
06DRB-00547 Major-Preliminary Plat
Approval
06DRB-00548 Major-Vacation of Pub
Right-of-Way
06DRB-00549 Minor-Sidewalk Waiver
06DRB-00550 Minor-Temp Defer SDWK

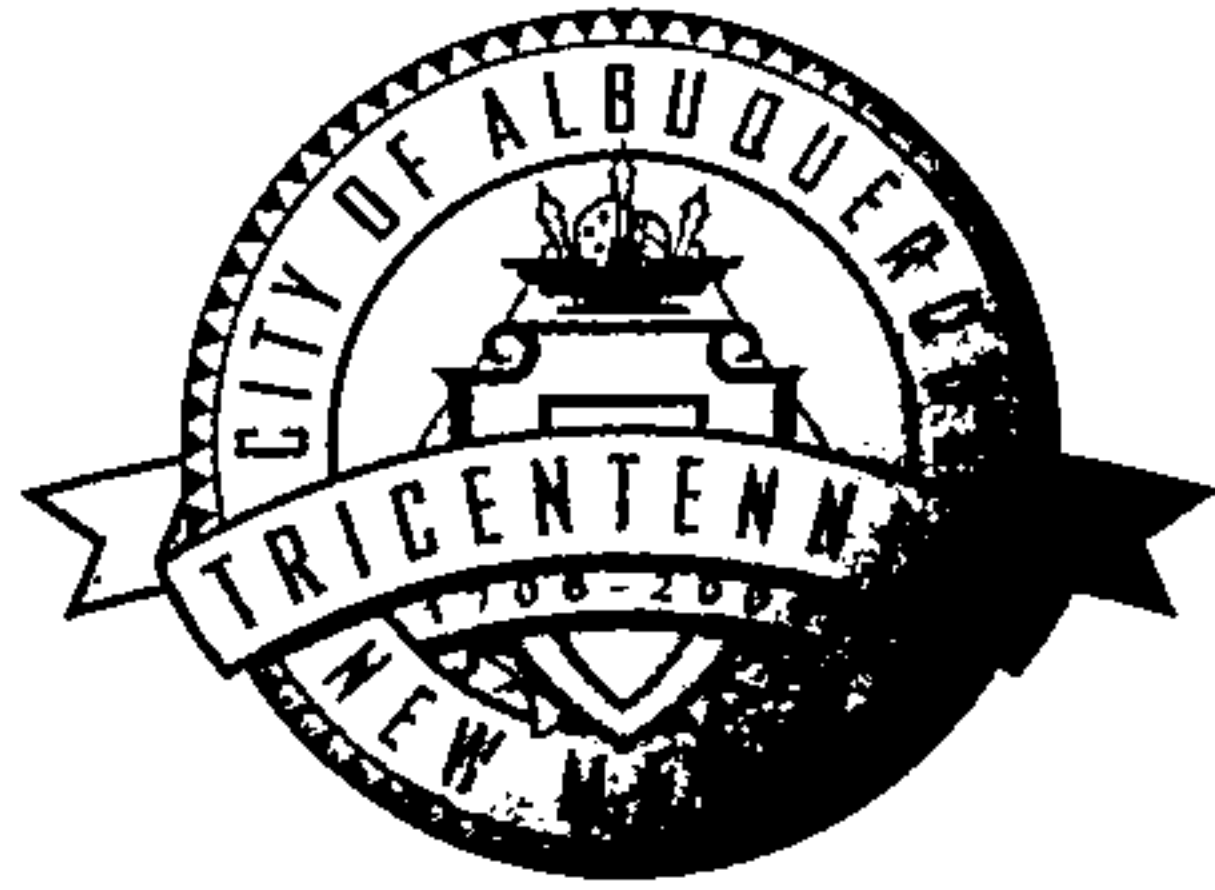
LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **KUMAIL SUBDIVISION, NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

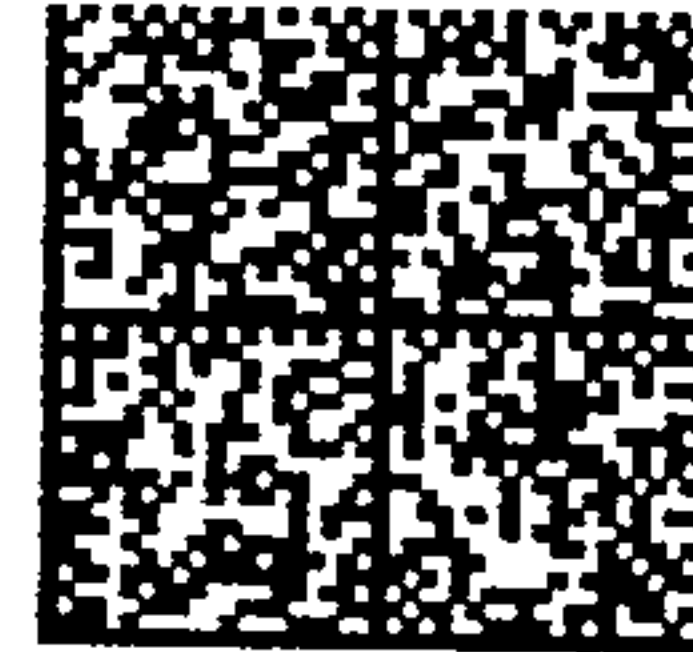

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 24, 2006.

CITY OF ALBUQUERQUE



Planning Department



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0004329277 APR 21 2006
MAILED FROM ZIP CODE 87102

DRB

100905300143820251

FRANKLIN 3219 R 10 ALBUQUERQUE NM
NOT DELIVERABLE AS ADDRESSED, DR SW
UNABLE TO FORWARD 21

TRAN219 871212002 IN 21 05/08/06
UNABLE TO FORWARD

NO FORWARD ORDER ON FILE

RETURN TO POSTMASTER
OF ADDRESSEE FOR REVIEW

100905300143820251

B



#3
#1002857
5/10/06



**PUBLIC HEARING-DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

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Project # 1000515
06DRB-00540 Major-Two Year SIA

WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING**, zoned SU-2, RL-T, located on TIERRA PINTADA ST NW between 98TH STREET NW and LADERA DR NW and containing approximately 50 acre(s). [REF: 04DRB00444] (H-9)

Project # 1002857
06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B TBK HIGHLANDS AT ANDERSON HILLS UNIT 1 (to be known as **HIGHLANDS, UNIT 2**) zoned RLT, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205](N-9/P-9)

Project # 1003859
06DRB-00533 Major-Vacation of Pub
Right-of-Way
06DRB-00534 Major-Vacation of Public
Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] (E-12/ F-12)

SEE PAGE 2...



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1002632
06DRB-00541 Major-Preliminary Plat
Approval
06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] (B-11)

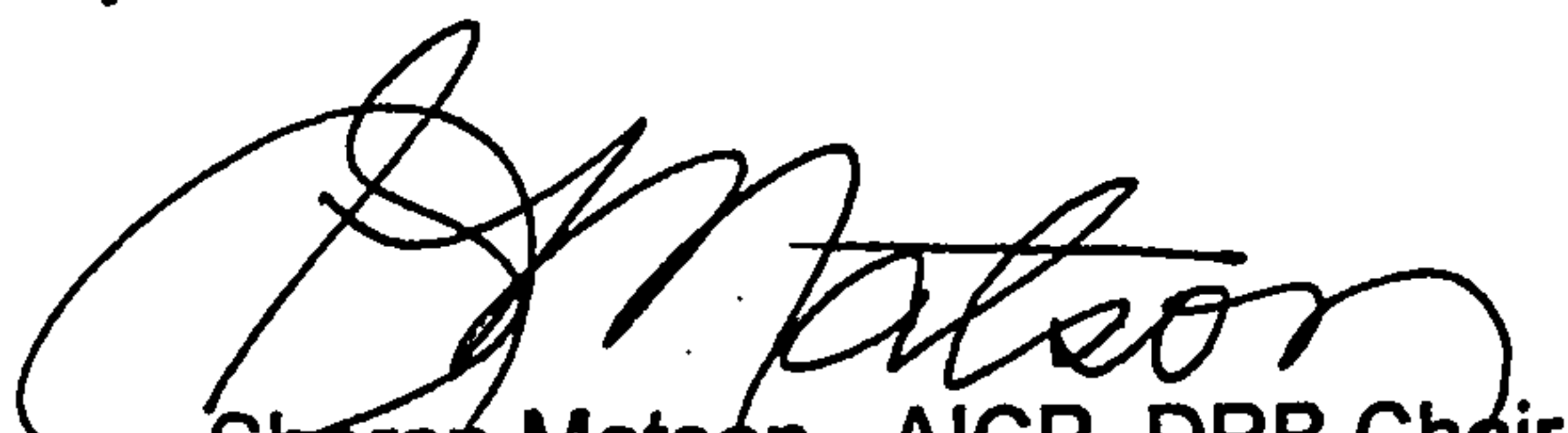
Project # 1003238
06DRB-00543 Major-Vacation of Public Easements
06DRB-00432 Minor-Prelim&Final Plat Approval
06DRB-00545 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). (H-12)

Project # 1003779
06DRB-00547 Major-Preliminary Plat Approval
06DRB-00548 Major-Vacation of Pub Right-of-Way
06DRB-00549 Minor-Sidewalk Waiver
06DRB-00550 Minor-Temp Defer SDWK

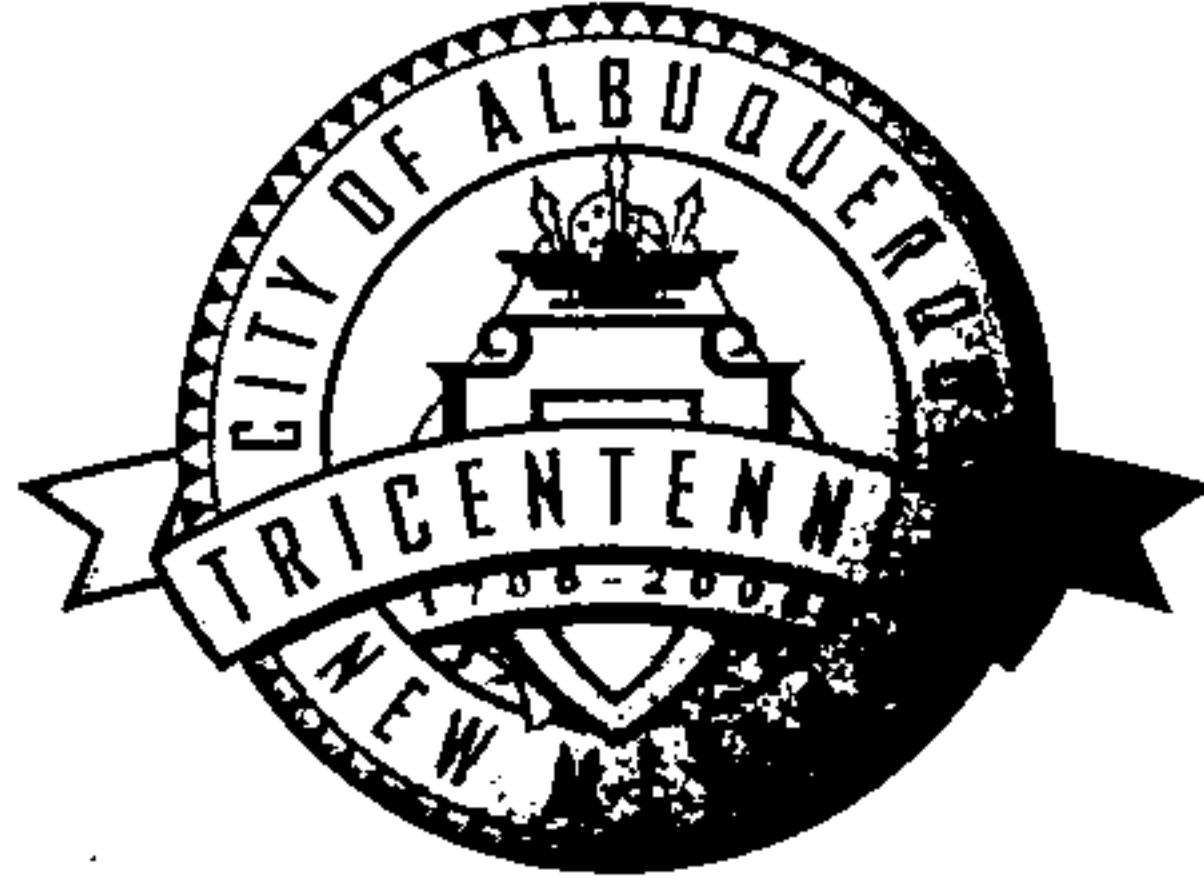
LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **KUMAIL SUBDIVISION, NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 24, 2006.

CITY OF ALBUQUERQUE



Planning Department

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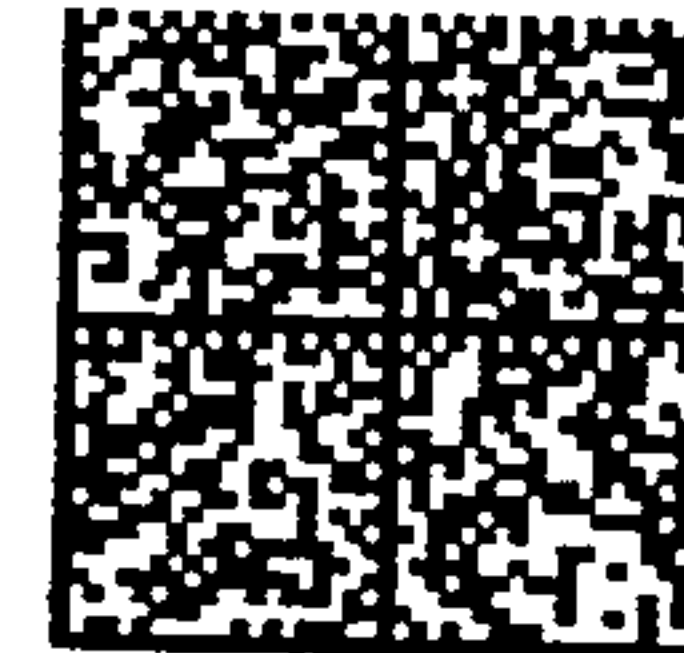
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8910 ADAMS
ALBUQUERQUE NM

ST NE
87113

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ALBUQUERQUE NM 87119-9470

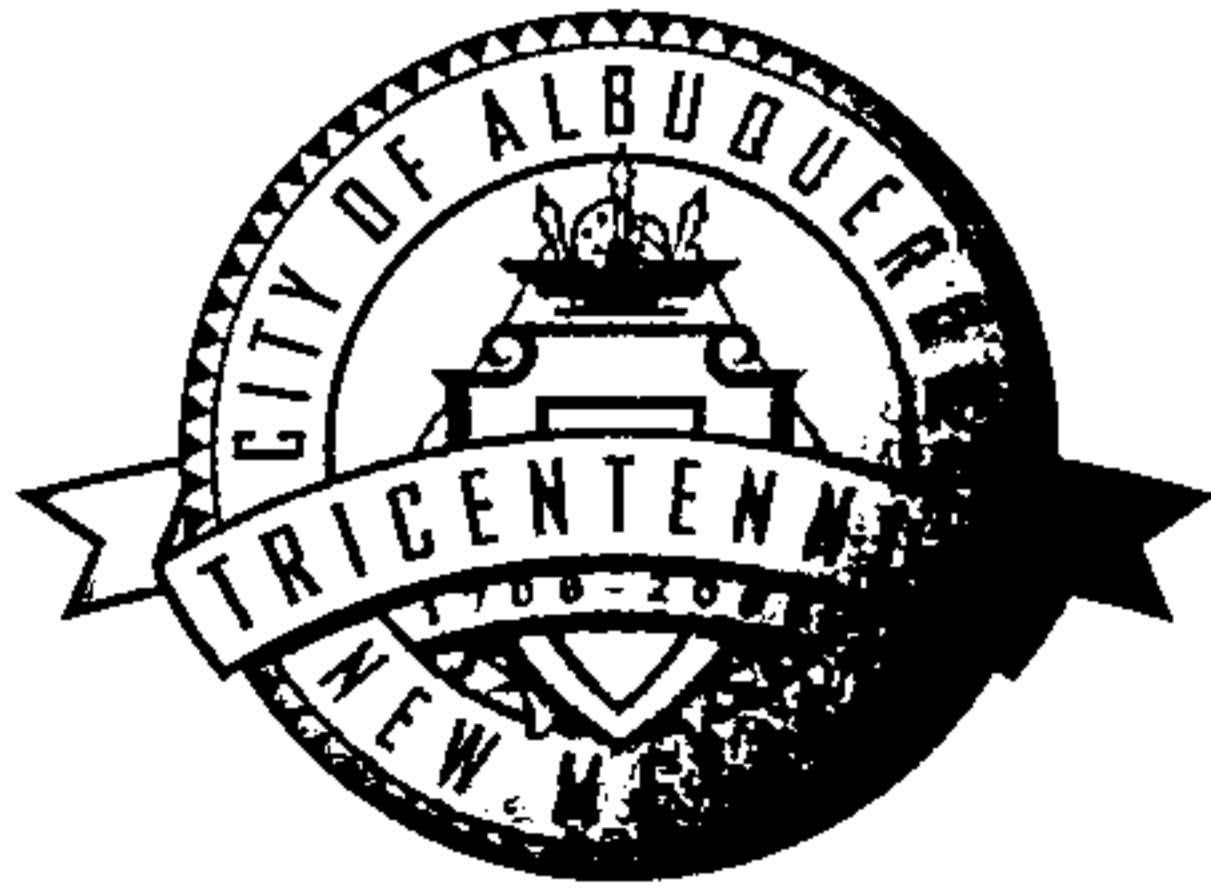
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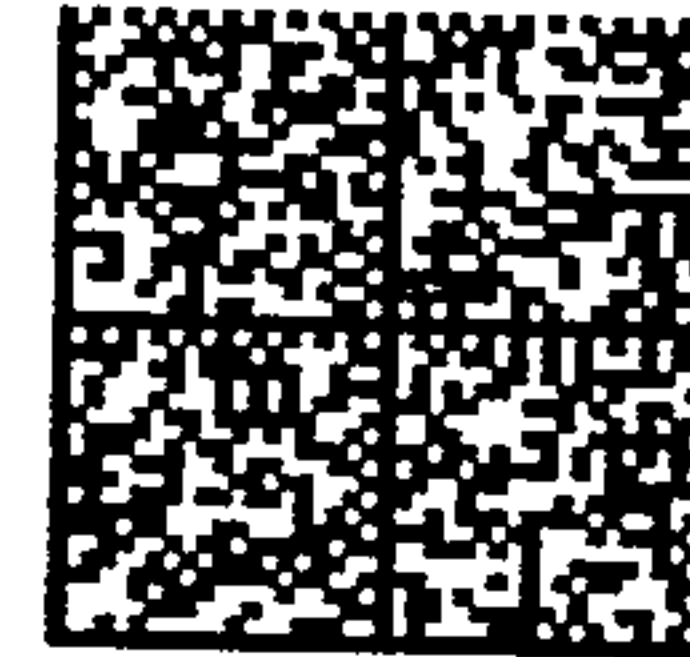
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P O Box 1293 Albuquerque, New Mexico 87103



Planning Department

CITY OF ALBUQUERQUE



UNITED STATES POSTAGE

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KB HOME NM INC
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ALBUQUERQUE NM

BL NE
87107

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 FORWARD TIME EXP RTN TO SEND
 :KB HOME INC
 6330 RIVERSIDE PLAZA LN NW STE 200
 ALBUQUERQUE NM 87120-2682

RETURN TO SENDER

8710747037-33 0028



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 10, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000364
06DRB-00538 Major-Two Year SIA

BRET & DEBORA TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2, located on CENTRAL NE, between BURMA NE and GLENRIDGE PARK NE containing approximately 1 acre(s). [REF: DRB-97-396] (L-22)

Project # 1000515
06DRB-00540 Major-Two Year SIA

WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING**, zoned SU-2, RL-T, located on TIERRA PINTADA ST NW between 98TH STREET NW and LADERA DR NW and containing approximately 50 acre(s). [REF: 04DRB00444] (H-9)

Project # 1002857
06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B TBK HIGHLANDS AT ANDERSON HILLS UNIT 1 (to be known as **HIGHLANDS, UNIT 2**) zoned RLT, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205](N-9/P-9)

Project # 1003859
06DRB-00533 Major-Vacation of Pub
Right-of-Way
06DRB-00534 Major-Vacation of Public
Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] (E-12/ F-12)

SEE PAGE 2 . . .



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1002632

06DRB-00541 Major-Preliminary Plat
Approval

06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] (B-11)

Project # 1003238

06DRB-00543 Major-Vacation of Public
Easements

06DRB-00432 Minor-Prelim&Final Plat
Approval

06DRB-00545 Minor-Vacation of Private
Easements

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). (H-12)

Project # 1003779

06DRB-00547 Major-Preliminary Plat
Approval

06DRB-00548 Major-Vacation of Pub
Right-of-Way

06DRB-00549 Minor-Sidewalk Waiver

06DRB-00550 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **KUMAIL SUBDIVISION**, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 24, 2006.

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: MAY 10, 2006
Zone Atlas Page: N-9-Z & P-9-Z
Notification Radius: 100 Ft.

Project# 1002857
App#06DRB-00532

Cross Reference and Location: DENNIS CHAVEZ BETWEEN 98TH STREET AND
118TH STREET

Applicant: ANDERSON HILLS, LLC
Address: PO BOX 9470
ALBUQUERQUE, NM 87119

Agent: MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: APRIL 21, 2006
Signature: YVONNE SAAVEDRA

100805449520040130	LEGAL: TR B -1 B ULK LAND PLAT FOR TRACT A-1, A-2 & B-1 RO LAND USE: PROPERTY ADDR: 00000 OWNER NAME: KB HOME NM INC OWNER ADDR: 04921 ALEXANDER	BL NE ALBUQUERQUE NM	87107
100905428011040201	LEGAL: TR A CDR RECTION PLAT VACATION & BULK LAND PLAT TRA LAND USE: PROPERTY ADDR: 00000 OWNER NAME: SALAZAR FAMILY TRUST & JSJ INV OWNER ADDR: 00000	ALBUQUERQUE NM	87103
100805345035010142	LEGAL: PARC EL A BULK LAND PLAT OF PARCELS A AND B ANDERSO LAND USE: PROPERTY ADDR: 00000 OWNER NAME: KB HOME NM INC OWNER ADDR: 04921 ALEXANDER	BL NE ALBUQUERQUE NM	87107
100905307349420101	LEGAL: TR G PLA T FOR THE HIGHLANDS AT ANDERSON HILLS UNIT LAND USE: PROPERTY ADDR: 00000 OWNER NAME: ANDERSON HILLS LLC OWNER ADDR: 08910 ADAMS	ST NE ALBUQUERQUE NM	87113
100905324048021103	LEGAL: PARC EL 1 BULK PLAT FOR THE MEADOWS AT ANDERSON HIL LAND USE: PROPERTY ADDR: 00000 OWNER NAME: ANDERSON HILLS LLC OWNER ADDR: 08910 ADAMS	ST NE ALBUQUERQUE NM	87113
100905300447820255	LEGAL: TR B PLA T FOR THE HIGHLANDS AT ANDERSON HILLS UNIT LAND USE: PROPERTY ADDR: 00000 OWNER NAME: ANDERSON HILLS LLC OWNER ADDR: 08910 ADAMS	ST NE ALBUQUERQUE NM	87113
100905300145520254	LEGAL: LT 1 -P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON H LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: BRATLIEN MARK OWNER ADDR: 00396 TROON	DR NAPA CA	94558
100905300445120102	LEGAL: LT 4 -P1 BLK 5 PLAT FOR THE HIGHLANDS AT ANDERSON H LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: NORBY KRESTEN S & SANDRA L OWNER ADDR: 01805 OLDFIELD	CT EL CAJON CA	92019
100905300145020253	LEGAL: LT 2 -P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON H LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: TORRES ROBERT J & JENNIFER L OWNER ADDR: 03211 RIO LARGO	DR SW ALBUQUERQUE NM	87121
100905300444520103	LEGAL: LT 3 -P1 BLK 5 PLAT FOR THE HIGHLANDS AT ANDERSON H LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: ROBYN LORETA L V OWNER ADDR: 10122 FLOKTON	AV LAS VEGAS NV	89148
100905300144420252	LEGAL: LT 3 -P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON H LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: DO LUAT OWNER ADDR: 04004 CALISTOGA	CT MODESTO CA	95356

100905300443920104	LEGAL: LT 2 -P1 BLK 5 PLAT FOR THE HIGHLANDS AT ANDERSON H LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: CUTRI JOSEPH D OWNER ADDR: 01145 PACIFIC BEACH	DR SAN DIEGO CA	92109
100905300143820251	LEGAL: LT 4 -P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON H LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: TRAN LINH V OWNER ADDR: 03219 RIO LARGO	DR SW ALBUQUERQUE NM	87121
100905300443420105	LEGAL: LT 1 -P1 BLK 5 PLAT FOR THE HIGHLANDS AT ANDERSON H LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: HEISER LAWRENCE J & BONITA J OWNER ADDR: 03224 RIO LARGO	DR SW ALBUQUERQUE NM	87121
100905300143320250	LEGAL: LT 5 -P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON H LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: YVES DELESTREZ JEAN & THU LAN OWNER ADDR: 04150 BAFFIN	AV FREMONT CA	94536
100905300443020106	LEGAL: TR C PLA T FOR THE HIGHLANDS AT ANDERSON HILLS UNIT LAND USE: PROPERTY ADDR: 00000 OWNER NAME: ANDERSON HILLS HOMEOWNERS ASSO OWNER ADDR: 00000	ALBUQUERQUE NM	87119
100905300142820249	LEGAL: LT 6 -P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON H LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: ELTERMAN PAMELA L OWNER ADDR: 03227 RIO LARGO	DR SW ALBUQUERQUE NM	87121
100905302242620317	LEGAL: TR D PLA T FOR THE HIGHLANDS AT ANDERSON HILLS LAND USE: PROPERTY ADDR: 00000 OWNER NAME: ANDERSON HILLS HOMEOWNERS ASSO OWNER ADDR: 00000	ALBUQUERQUE NM	87119
100905300142320248	LEGAL: LT 7 -P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON H LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: SAAVEDRA FERNANDO OWNER ADDR: 03301 RIO LARGO	DR SW ALBUQUERQUE NM	87121
100905308642620407	LEGAL: TR E PLA T FOR THE HIGHLANDS AT ANDERSON HILLS UNIT LAND USE: PROPERTY ADDR: 00000 OWNER NAME: ANDERSON HILLS HOMEOWNERS ASSO OWNER ADDR: 00000	ALBUQUERQUE NM	87119
100905300441920318	LEGAL: LT 1 -P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: NAJERA ALBERT J & MARY T OWNER ADDR: 16009 OLE BURN	WA JAMUL CA	91935
100905301842320306	LEGAL: LT 1 0-P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: GERARD ELIZABETH A OWNER ADDR: 00000	ALBUQUERQUE NM	87196

R E C O R D S W I T H L A B E L

100905302742320307 LEGAL: LT 1 1-P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO CANON
 OWNER NAME: LEUNG TOM KOK & AMY A LIN
 OWNER ADDR: 05398 BLAIRMORE PL DUBLIN CA 94568

100905303241720308 LEGAL: LT 1 2-P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO CANON
 OWNER NAME: HUYNH RAINA T
 OWNER ADDR: 00604 W GARY PHOENIX AZ 85041

100905304142420316 LEGAL: LT 2 0-P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO LINDA
 OWNER NAME: TREVIZO MICHAEL
 OWNER ADDR: 03301 RIO LINDA DR SW ALBUQUERQUE NM 87121

100905305542320408 LEGAL: LT 1 -P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO FONDA
 OWNER NAME: BAHR RAYMOND D & ABIGAIL C
 OWNER ADDR: 09935 RIO FONDA AV SW ALBUQUERQUE NM 87121

100905306142320409 LEGAL: LT 2 -P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO FONDA
 OWNER NAME: LEE DENNIS P & WENDY L GARDULL
 OWNER ADDR: 01203 HALIDON WA FOLSOM CA 95630

100905306742320410 LEGAL: LT 3 -P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO FONDA
 OWNER NAME: TAM LAWRENCE & JENNY LEE
 OWNER ADDR: 14330 W SHAW BUTTE DR SURPRISE AZ 85379

100905307342320411 LEGAL: LT 4 -P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO FONDA
 OWNER NAME: MCCLENDON LINDA KAY & ROBERTSO
 OWNER ADDR: 00000 TUBA CITY AZ 86045

100905307942320412 LEGAL: LT 5 -P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO FONDA
 OWNER NAME: SUNSET WEST
 OWNER ADDR: 00000 ALBUQUERQUE NM 87194

100905308542320413 LEGAL: LT 6 -P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO FONDA
 OWNER NAME: SUNSET WEST
 OWNER ADDR: 00000 ALBUQUERQUE NM 87194

100905309142320414 LEGAL: LT 7 -P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO FONDA
 OWNER NAME: SUNSET WEST
 OWNER ADDR: 00000 ALBUQUERQUE NM 87194

100905313740420201 LEGAL: TR F PLA T FOR THE HIGHLANDS AT ANDERSON HILLS UNIT LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: ANDERSON HILLS HOMEOWNERS ASSO
 OWNER ADDR: 00000 ALBUQUERQUE NM 87119

R E C O R D S W I T H L A B E L S

100905309742320415 LEGAL: LT 8 -P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO FONDA
 OWNER NAME: SUNSET WEST
 OWNER ADDR: 00000 ALBUQUERQUE NM 87194

100905310542320416 LEGAL: LT 9 -P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO FONDA
 OWNER NAME: SUNSET WEST
 OWNER ADDR: 00000 ALBUQUERQUE NM 87194

100905301441620305 LEGAL: LT 9 -P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO CANON
 OWNER NAME: MEGINNESS DAVID J
 OWNER ADDR: 04616 VIA BREEZA MODESTO CA 95357

100905311942420406 LEGAL: LT 1 7-P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO SECO
 OWNER NAME: SUNSET WEST
 OWNER ADDR: 00000 ALBUQUERQUE NM 87194

100905313542320202 LEGAL: LT 5 3-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO SECO
 OWNER NAME: SUNSET WEST
 OWNER ADDR: 00000 ALBUQUERQUE NM 87194

100905311041520417 LEGAL: LT 1 0-P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO PLATA
 OWNER NAME: SUNSET WEST
 OWNER ADDR: 00000 ALBUQUERQUE NM 87194

100905300141820247 LEGAL: LT 8 -P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON H LAND USE:
 PROPERTY ADDR: 00000 RIO LARGO
 OWNER NAME: GRANT NATHANIEL JR & KATHY
 OWNER ADDR: 03305 RIO LARGO DR SW ALBUQUERQUE NM 87121

100905311941820405 LEGAL: LT 1 6-P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO SECO
 OWNER NAME: SUNSET WEST
 OWNER ADDR: 00000 ALBUQUERQUE NM 87194

100905304141820315 LEGAL: LT 1 9-P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO LINDA
 OWNER NAME: TON KAREN
 OWNER ADDR: 01253 METHVEN LN MILPITAS CA 95035

100905313541720203 LEGAL: LT 5 2-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO SECO
 OWNER NAME: SUNSET WEST
 OWNER ADDR: 00000 ALBUQUERQUE NM 87194

100905300441420319 LEGAL: LT 2 -P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE:
 PROPERTY ADDR: 00000 RIO LARGO
 OWNER NAME: PARKS WILLIAM MITCHELL
 OWNER ADDR: 03304 RIO LARGO DR SW ALBUQUERQUE NM 87121

100905300141220246	LEGAL: LT 9 -P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905311941220404	LEGAL: LT 1 5-P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO SECO OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905304141120314	LEGAL: LT 1 8-P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LINDA OWNER NAME: THANH THI BUI VAN OWNER ADDR: 08822 BARR	LN GARDEN GROVE CA	92841
100905313541120204	LEGAL: LT 5 1-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO SECO OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905305640720227	LEGAL: LT 2 8-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LINDA OWNER NAME: GONZALEZ RICARDO G OWNER ADDR: 00783 ANCHOR COVE	SAN DIEGO CA	92154
100905306640720226	LEGAL: LT 2 9-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO FONDA OWNER NAME: FAITH CHARLES A III & BARBARA OWNER ADDR: 02604 DEERPARK	DR SAN DIEGO CA	92110
100905303141020309	LEGAL: LT 1 3-P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: LA SUNG T & EMERY TAMMY H OWNER ADDR: 01280 ARABELLE	WA SAN JOSE CA	95132
100905308340720217	LEGAL: LT 3 8-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO FONDA OWNER NAME: NOLAN THOMAS J & LYNDA M OWNER ADDR: 03536 SANTA FLORA	CT ESCONDIDO CA	92029
100905309240720216	LEGAL: LT 3 9-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO PLATA OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905301440920304	LEGAL: LT 8 -P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: NIELSEN THOMAS W JR & JAMES A OWNER ADDR: 00417 WARWICK	AV CARDIFF BY TCA	92007
100905300440920320	LEGAL: LT 3 -P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: MARTINEZ JUANITA M OWNER ADDR: 03308 RIO LARGO	DR SW ALBUQUERQUE NM	87121

100905300140620245	LEGAL: LT 1 0-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: CHANDLER GLORIA M OWNER ADDR: 01116 SEENIE	PL NAPA CA	94558
100905310940620418	LEGAL: LT 1 1-P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO PLATA OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905311940620403	LEGAL: LT 1 4-P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO SECO OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905304140520313	LEGAL: LT 1 7-P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LINDA OWNER NAME: MAO VAN T OWNER ADDR: 00180 SANTA BARBARA	AV DALY CITY CA	94014
100905313540520205	LEGAL: LT 5 0-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO SECO OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905303140420310	LEGAL: LT 1 4-P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905301440420303	LEGAL: LT 7 -P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905300440420321	LEGAL: LT 4 -P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: LOZANO ELLIOT T OWNER ADDR: 03312 RIO LARGO	DR SW ALBUQUERQUE NM	87121
100905305640320228	LEGAL: LT 2 7-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LINDA OWNER NAME: LEE JENNY OWNER ADDR: 14330 W SHAW BUTTE	DR SURPRISE AZ	85379
100905306640320225	LEGAL: LT 3 0-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO FONDA OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905308340320218	LEGAL: LT 3 7-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO FONDA OWNER NAME: EMBREE JOSEPH & LAURA OWNER ADDR: 08540 GALWAY	PL SAN DIEGO CA	92129

100905309240020215	LEGAL: LT 4 0-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO PLATA OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905300140120244	LEGAL: LT 1 1-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: LEE KANIE OWNER ADDR: 01665 STAR JASMINE	DR SAN RAMON CA	94582
100905310939920401	LEGAL: LT 1 2-P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO PLATA OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905311939920402	LEGAL: LT 1 3-P1 BLK 11 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO SECO OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905304139820312	LEGAL: LT 1 6-P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LINDA OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905313539920206	LEGAL: LT 4 9-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO SECO OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905303139820311	LEGAL: LT 1 5-P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: BAILEY RAY D & CECILIA L OWNER ADDR: 03316 RIO CANNON	CT SW ALBUQUERQUE NM	87121
100905301439820302	LEGAL: LT 6 -P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905300439820301	LEGAL: LT 5 -P1 BLK 10 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: GRAVERSEN VICTOR H & BONNIE B OWNER ADDR: 09152 VIA DE AMOR	SANTEE CA	92071
100905305639820229	LEGAL: LT 2 6-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LINDA OWNER NAME: CARVER SCOTT F & CYNDEE L OWNER ADDR: 01027 PRINCE	ST EL CAJON CA	92021
100905306639520224	LEGAL: LT 3 1-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO FONDA OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194

100905308339820219	LEGAL: LT 3 6-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO FONDA OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905300139420243	LEGAL: LT 1 2-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: TRUJILLO CONCETTA M OWNER ADDR: 03401 RIO LARGO	DR SW ALBUQUERQUE NM	87121
100905313538820207	LEGAL: LT 4 8-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO SECO OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905308038620221	LEGAL: LT 3 4-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO FONDA OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905308538620220	LEGAL: LT 3 5-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO VALLE OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905306938620223	LEGAL: LT 3 2-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO FONDA OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905306438620230	LEGAL: LT 2 5-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905312738520208	LEGAL: LT 4 7-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO VALLE OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905310338520212	LEGAL: LT 4 3-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO VALLE OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905304638520233	LEGAL: LT 2 2-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: TAM LAWRENCE & LEE JENNY OWNER ADDR: 14330 W SHAW BUTTE	DR SURPRISE AZ	85379
100905305238520232	LEGAL: LT 2 3-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: EMBREE JOSEPH & LAURA OWNER ADDR: 08540 GALWAY	PL SAN DIEGO CA	92129

100905300138720242	LEGAL: LT 1 3-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: HO SHARON & KIT I KUAN HO OWNER ADDR: 00081 LOCHR	ST SAN FRANCISCCA	94134
100905307438520222	LEGAL: LT 3 3-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO FONDA OWNER NAME: DOAN THUONG OWNER ADDR: 00350 BARN OWL	CT FOLSOM CA	95630
100905309738520213	LEGAL: LT 4 2-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO VALLE OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905312138520209	LEGAL: LT 4 6-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO VALLE OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905310938520211	LEGAL: LT 4 4-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO VALLE OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905311538520210	LEGAL: LT 4 5-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO VALLE OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905309138520214	LEGAL: LT 4 1-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO VALLE OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905305838520231	LEGAL: LT 2 4-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: SUNSET WEST OWNER ADDR: 00000	ALBUQUERQUE NM	87194
100905303938520234	LEGAL: LT 2 1-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: PREISLER STEVEN D & KALIE J OWNER ADDR: 10004 RIO CANON	AV SW ALBUQUERQUE NM	87121
100905303338520235	LEGAL: LT 2 0-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: TAM SAMUEL & SHARON N OWNER ADDR: 00546 LAKEVIEW	DR GRANTWOOD CA	94513
100905302738520236	LEGAL: LT 1 9-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: MONSHOWER RICHARD G & JANINE R OWNER ADDR: 10012 RIO CANON	AV SW ALBUQUERQUE NM	87121

100905302138520237	LEGAL: LT 1 8-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: LY PETER HENPHUE OWNER ADDR: 01844 PINE HOLLOW	CI SAN JOSE CA	95133
100905301538520238	LEGAL: LT 1 7-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: BROUSSARD ANTHONY W & SHELLEY OWNER ADDR: 10020 RIO CANON	AV SW ALBUQUERQUE NM	87121
100905300838520239	LEGAL: LT 1 6-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: GALE DIETRICH J & SHANA F OWNER ADDR: 10024 RIO CANON	AV SW ALBUQUERQUE NM	87121
100905300338520240	LEGAL: LT 1 5-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO CANON OWNER NAME: ZEISSE RICHARD F & KATHLEEN M OWNER ADDR: 10028 RIO CANON	AV SW ALBUQUERQUE NM	87121
100905300138220241	LEGAL: LT 1 4-P1 BLK 9 PLAT FOR THE HIGHLANDS AT ANDERSON LAND USE: PROPERTY ADDR: 00000 RIO LARGO OWNER NAME: PEKAREK KAREL T & MARTHA J OWNER ADDR: 03409 RIO LARGO	DR SW ALBUQUERQUE NM	87121
100905306637720256	LEGAL: TR A PLA T FOR THE HIGHLANDS AT ANDERSON HILLS UNIT LAND USE: PROPERTY ADDR: 00000 OWNER NAME: ANDERSON HILLS HOMEOWNERS ASSO OWNER ADDR: 00000	ALBUQUERQUE NM	87119

100905428011040201 LEGAL: TR A CORRECTION PLAT VACATION & BULK LAND PL A, 30A-1,31A-1, 32H
PROPERTY ADDR:

OWNERS NAME: SALAZAR FAMILY TRUST & JSJ
OWNERS ADDR: PO BOX 1849
 ALBUQUERQUE, NM 87103

100905300443020106 LEGAL: TR C PLAT FOR THE HIGHLANDS AT ANDERSON HILL .0175 AC
PROPERTY ADDR:

OWNERS NAME: ANDERSON HILLS HOMEOWNERS
OWNERS ADDR: PO BOX 9470
 ALBUQUERQUE, NM 87119

100905302242620317 LEGAL: TR D PLAT FOR THE HIGHLANDS AT ANDERSON HILL .0802 AC
PROPERTY ADDR:

OWNERS NAME: ANDERSON HILLS HOMEOWNERS
OWNERS ADDR: PO BOX 9470
 ALBUQUERQUE, NM 87119

100905308642620407 LEGAL: TR 3 PLAT FOR THE HIGHLANDS AT ANDERSON HILL 1204 AC
PROPERTY ADDR: N/A

OWNERS NAME: ANDERSON HILLS HOMEOWNERS
OWNERS ADDR: PO BOX 9470
 ALBUQUERQUE, NM 87119

100905301842320306 LEGAL: LT 10-P1 BLK 10 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT
.2299AC
PROPERTY ADDR: 3301 RIO CANON CT SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905307342320411 LEGAL: LT 5-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT .1377
AC
PROPERTY ADDR: 9919 RIO FONDA AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905307942320412 LEGAL: LT 5-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT .1377
AC
PROPERTY ADDR: 9919 RIO FONDA AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905308542320413 LEGAL: LT 6-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT .1377
AC
PROPERTY ADDR: 9915 RIO FONDA AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905309142320414 LEGAL: LT 7-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT .1377
AC
PROPERTY ADDR: 9909 RIO FONDA AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905313740420201 LEGAL: TR F PLAT FOR THE HIGHLANDS AT ANDERSON HILL 0931 AC
PROPERTY ADDR: N/A

OWNERS NAME: ANDERSON HILLS HOMEOWNERS
OWNERS ADDR: PO BOX 9470
 ALBUQUERQUE, NM 87119

100905309742320415 LEGAL: LT 8-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT .1397
AC
PROPERTY ADDR: 9905 RIO FONDA AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905310542320416 LEGAL: LT 9-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT .2540
AC
PROPERTY ADDR: 9901 RIO FONDA AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905311942420406 LEGAL: LT 17-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT .1437
AC
PROPERTY ADDR: 3301 RIO SECO DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905313542320202 LEGAL: LT 53-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1412
AC
PROPERTY ADDR: 3330 RIO SECO DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905311041520417 LEGAL: LT 10-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT .2633
AC
PROPERTY ADDR: 3308 RIO PLATA DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905311941820405 LEGAL: LT 16-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1409
AC
PROPERTY ADDR: 3305 RIO SECO DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905313541720203 LEGAL: LT 52-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1412
AC
PROPERTY ADDR: 3304 RIO SECO DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905300141220246 LEGAL: LT 9-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1446
AC
PROPERTY ADDR: RIO SECO DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905311941220404 LEGAL: LT 15-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT .1409
AC
PROPERTY ADDR: 3309 RIO SECO DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905313541120204 LEGAL: LT 51-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1412
AC
PROPERTY ADDR: 3308 RIO SECO DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905309240720216 LEGAL: LT 39-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1775
AC
PROPERTY ADDR: 3311 RIO PLATA DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905310940620418 LEGAL: LT 11-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT .1379
AC
PROPERTY ADDR: 3312 RIO PLATA DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905311940620403 LEGAL: LT 14-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT .1409
AC
PROPERTY ADDR: 3311 RIO SECO DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905313540520205 LEGAL: LT 50-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1412
AC
PROPERTY ADDR: 3312 RIO SECO DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905303140420310 LEGAL: LT 14-P1 BLK 10 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1610
AC
PROPERTY ADDR: 3312 RIO CANON CT SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905301440420303 LEGAL: LT 7-P1 BLK 10 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1609
AC
PROPERTY ADDR: 3311 RIO CANON CT SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905306640320225 LEGAL: LT 30-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1657
AC
PROPERTY ADDR: 3315 RIO FONDA CT SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905309240020215 LEGAL: LT 40-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .2493
AC
PROPERTY ADDR: 3315 RIO PLATA DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905310939920401 LEGAL: LT 12-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT .1811
AC
PROPERTY ADDR: 3316 RIO PLATA DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905311939920402 LEGAL: LT 13-P1 BLK 11 PLAT FOR THE HIGHLANDS AT AN IT 1 CONT .1843
AC
PROPERTY ADDR: 3315 RIO SECO DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905304139820312 LEGAL: LT 16-P1 BLK 10 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1829
AC
PROPERTY ADDR: 3315 RIO LINDA DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905313539920206 LEGAL: LT 49-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1430
AC
PROPERTY ADDR: 3316 RIO SECO DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905301439820302 LEGAL: LT 6-P1 BLK 10 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1735
AC
PROPERTY ADDR: 3315 RIO CANON CT SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905306639520224 LEGAL: LT 31-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1750
AC
PROPERTY ADDR: 3319 RIO FONDA CT SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905308339820219 LEGAL: LT 36-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1655
AC
PROPERTY ADDR: 3320 RIO FONDA CT SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905313538820207 LEGAL: LT 48-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .3159
AC
PROPERTY ADDR: 3320 RIO SECO DR SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905308038620221 LEGAL: LT 34-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1900
AC
PROPERTY ADDR: 3324 RIO FONDA CT SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905308538620220 LEGAL: LT 35-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .2061
AC
PROPERTY ADDR: 9832 RIO VALLE AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905306938620223 LEGAL: LT 32-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .2070
AC
PROPERTY ADDR: 3323 RIO FONDA CT SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905306438620230 LEGAL: LT 25-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1668
AC
PROPERTY ADDR: 9930 RIO CANON AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905312738520208 LEGAL: LT 47-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1608
AC
PROPERTY ADDR: 9804 RIO VALLE AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905310338520212 LEGAL: LT 43-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1612
AC
PROPERTY ADDR: 9820 RIO VALLE AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905309738520213 LEGAL: LT 42-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1507
AC
PROPERTY ADDR: 9824 RIO VALLE AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905312138520209 LEGAL: LT 46-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1509
AC
PROPERTY ADDR: 9808 RIO VALLE AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905310938520211 LEGAL: LT 44-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1496
AC
PROPERTY ADDR: 9816 RIO VALLE AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905311538520210 LEGAL: LT 45-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1489
AC
PROPERTY ADDR: 9812 RIO VALLE AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905309138520214 LEGAL: LT 41-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1493
AC
PROPERTY ADDR: 9828 RIO VALLE AVE SW

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905305838520231 LEGAL: LT 24-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1490
AC
PROPERTY ADDR: 9934 RIO CANON AVE SW

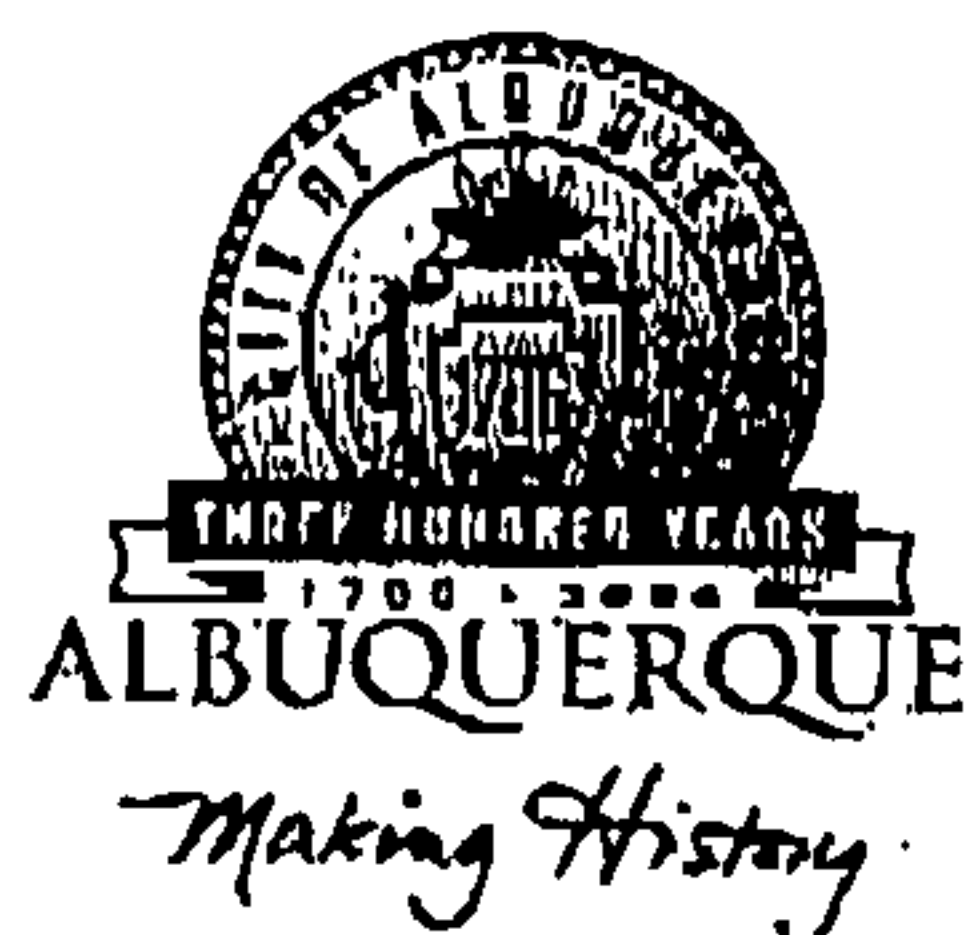
OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194

100905306637720256 LEGAL: TR A PLAT FOR THE HIGHLANDS AT ANDERSON HILL .5752 AC
PROPERTY ADDR: N/A

OWNERS NAME: ANDERSON HILLS HOMEOWNERS
OWNERS ADDR: PO BOX 9470
 ALBUQUERQUE, NM 87119

100905300145520254 LEGAL: LT 1-P1 BLK 9 PLAT FOR THE HIGHLANDS AT AND T 1 CONT .1593
AC
PROPERTY ADDR:

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
 ALBUQUERQUE, NM 87194



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

April 12, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on April 12, 2006:

CONTACT NAME: LISA ANGLADA
COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539
E-mail: goodwinengis@comcast.net

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT A-B ARROWWOOD RANCH DEVELOPMENT** zone map **P-9**.

Our records indicate that as of April 12, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(11/21/05)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

5. Project # 1002857

03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Public Easements
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SWK

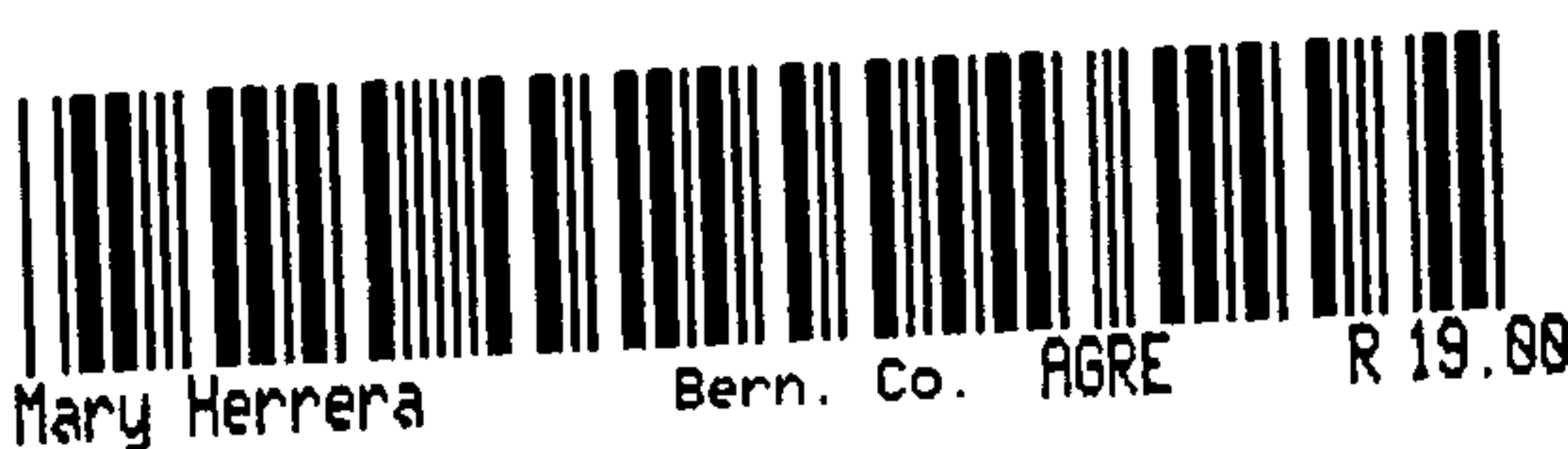
MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] [Deferred from 8/13/03] (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. The agent will be required to provide a cul-de-sac at the eastern terminus of Rio Largo.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.

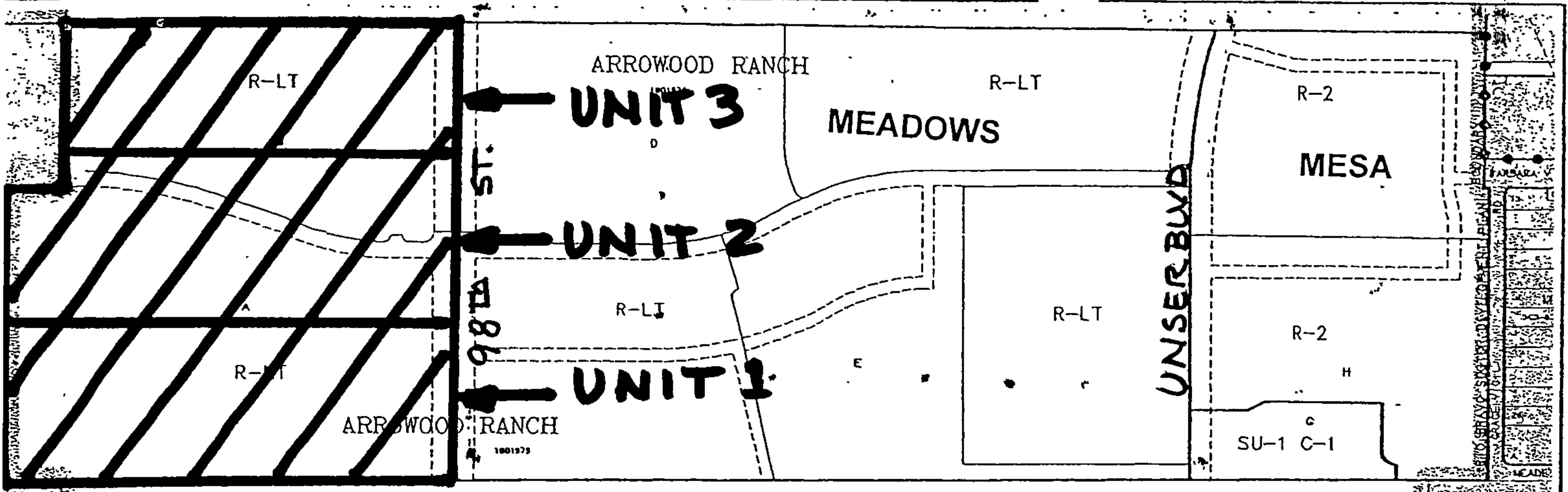


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Page: 5 of 6
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Bk-A79 Pg-1718

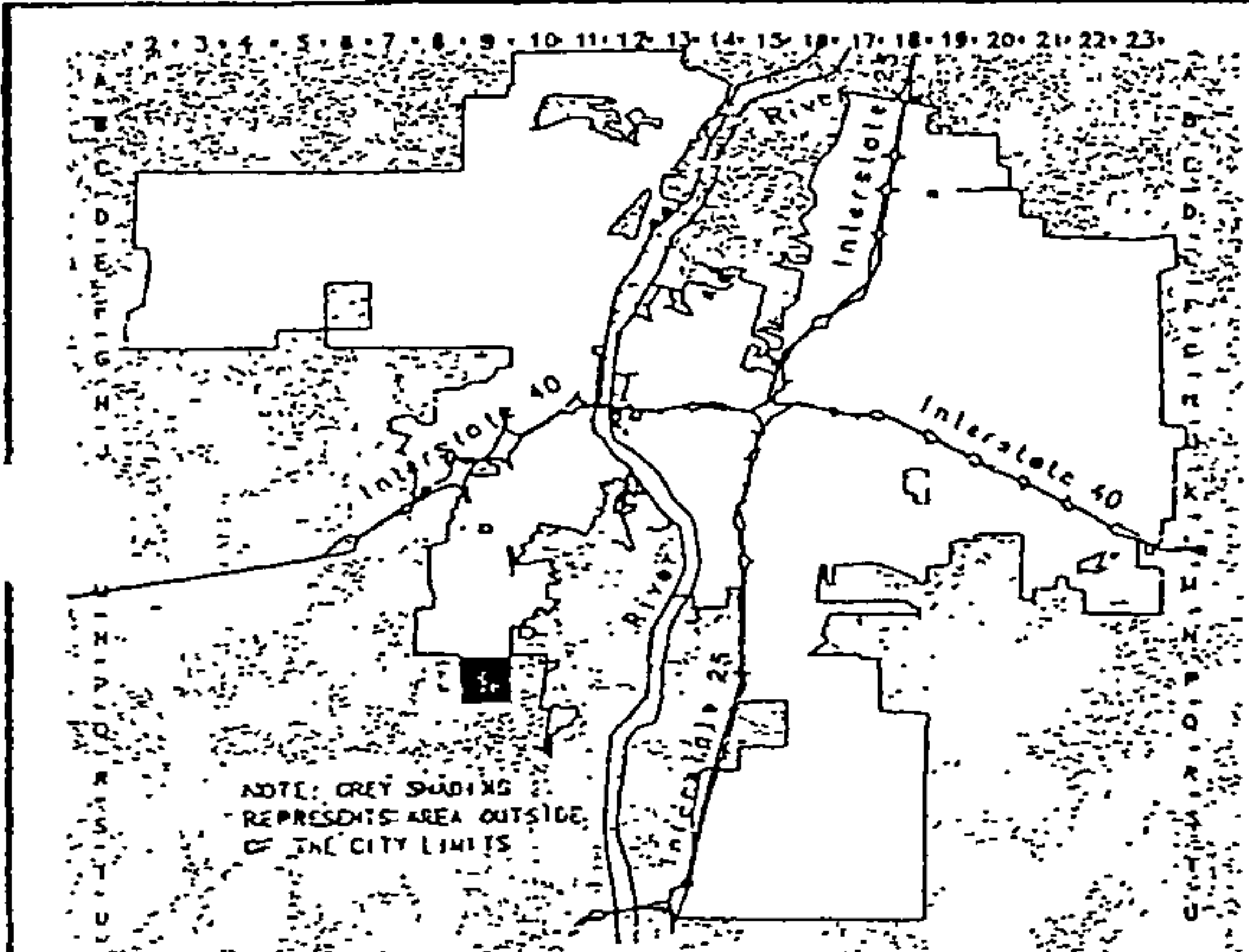
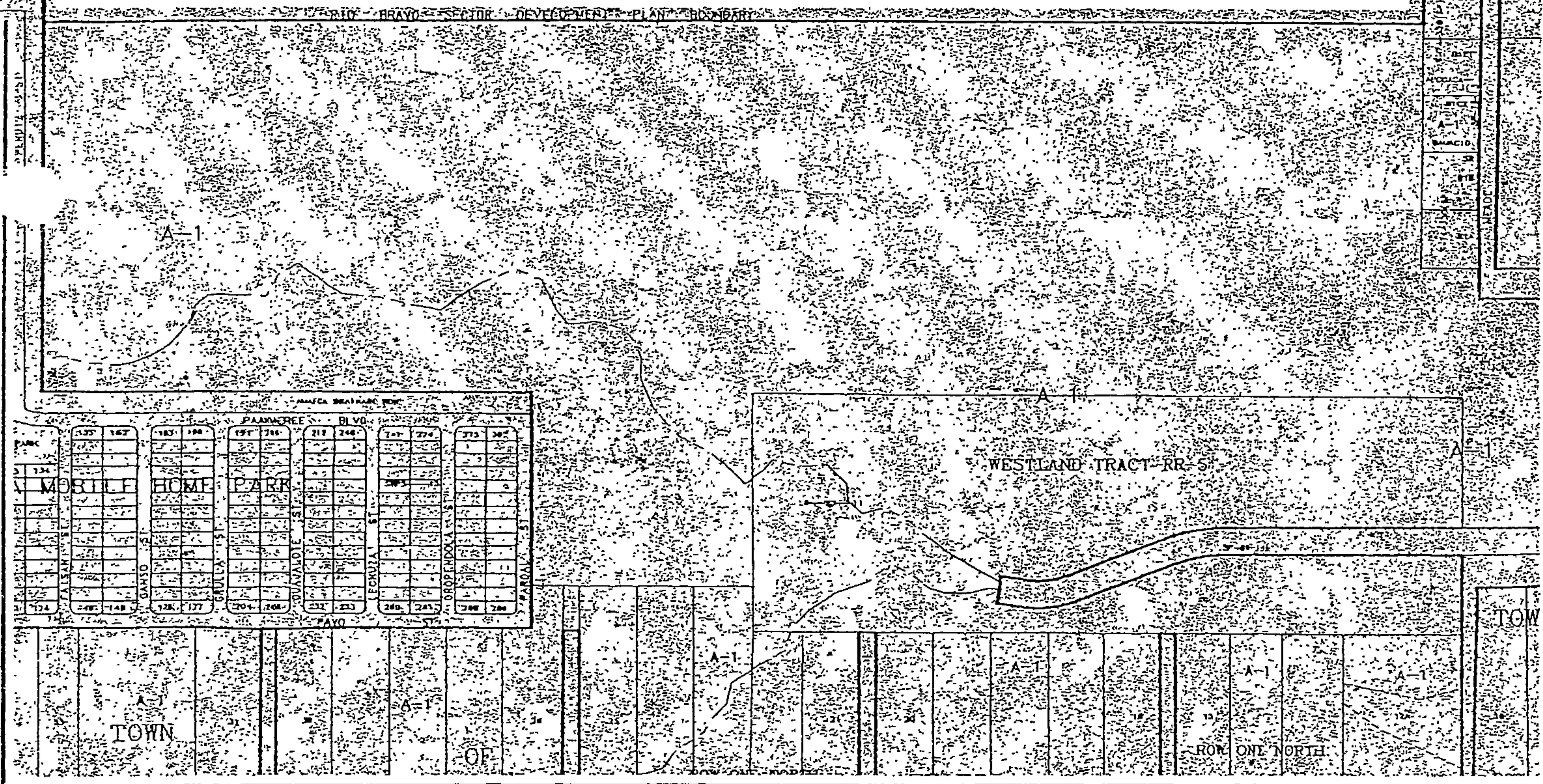
Project # 1002857
100905428011040201
SALAZAR FAMILY TRUST & JSJ INST.
PO BOX 1849
ALBUQUERQUE, NM 87103

Project # 1002857
100905300443020106
ANDERSON HILL HOMEOWNERS ASSOC.
PO BOX 9470
ALBUQUERQUE, NM 87119

Project # 1002857
100905301842320306
SUNSET WEST
PO BOX 7400
ALBUQUERQUE, NM 87194



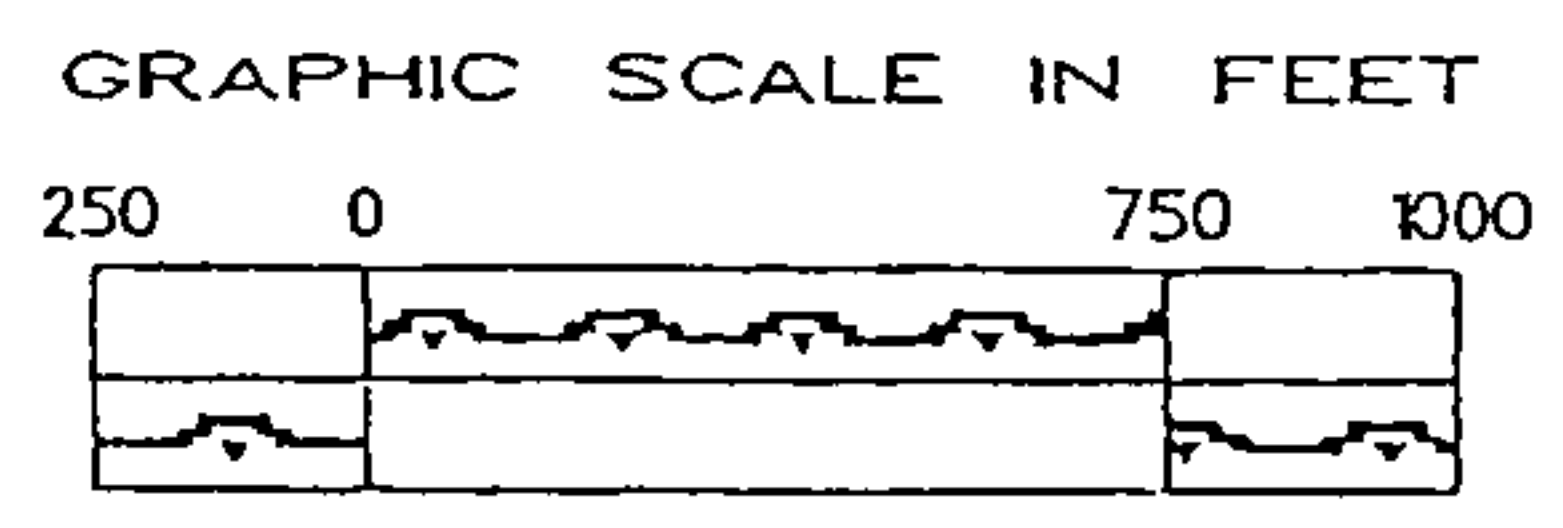
Project Site:
HIGHLANDS @ ANDERSON HILLS



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003

12/12
\$ 27.00

No. of Lots: _____
Nearest Major Streets _____

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

The Highlands @ Anderson Hills, Unit 1

708181

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 12th day of March, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Anderson Hills, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is 8910 Adams NE, Albuquerque, NM 87113 and whose telephone number is 822-5562, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract A, Arrowood Rancho Development, recorded on 12/6/02 in the records of the Bernalillo County Clerk at Book 2002C, pages 390 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Anderson Hills, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as THE HIGHLANDS @ ANDERSON HILLS, Unit 1 describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 27th day of August, 2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 708181.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

Mary Herrera Bern. Co. AGRE R 27.00
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Page: 1 of 10
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Bk-A74 Pg-3888

19



COMPLETED 06/23/05 UNIT 2 SH

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 05DRB-01004 (FP)

Project # 1002857

Project Name: THE HIGHLANDS @ ANDERSON HILLS, UNIT 2

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/22/05 by the DRB with delegation of signature(s) to the following departments. OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Record Plat
Record Unit 2 Plat
6/23/05

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. - OKay
- Copy of recorded plat for Planning.

called to pick up 06/23/05 SH

Project Number

1002857



COMPLETED 06/23/05 ^{stt.}
UNIT 3

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 05DRB-01006 (FP)

Project # 100-2857

Project Name: THE HIGHLANDS @
ANDERSON HILLS, UNIT 3

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/22/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *Record Plat*
6/23/05



Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. *OKAY*
- Copy of recorded plat for Planning.

Called to pick up 06/23/05 stt

Project Number

100-2857

#19

19



UNIT 2

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 05DRB-01004 (FP)

Project # 1002857

Project Name: THE HIGHLANDS @ ANDERSON HILLS, UNIT 2

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/22/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (last to sign): *Record Plat*
Record Unit 2 First

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning. *- OKay*

Project Number

1002857

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments**

AGENDA ITEM # 19

PROJECT # 1002857

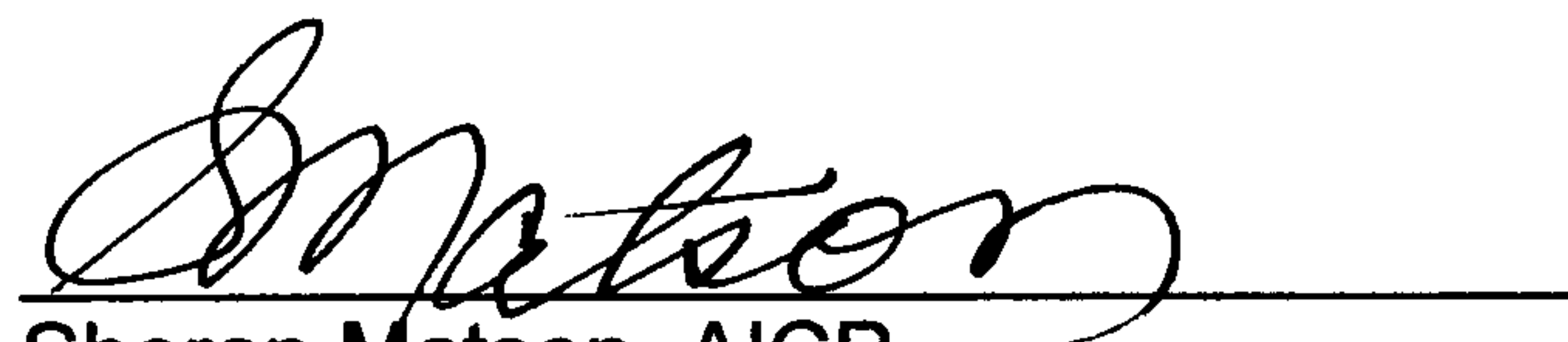
APPLICATION # 05-01004 &-1006

RE: The Highlands@Anderson Hills, Unit 2 &3/final plat

Are there any differences between the preliminary plat & the final plat?

SIA is recorded. No objection to the final plat.

However, Planning will take delegation until the plat is ready for recording as Planning is required to file the plat per the Subdivision Ordinance.



Sheran Matson, AICP
924-3880 fax 924-3864
smatson@cabq.gov



#19

UNIT 3

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 05DRB-01006 (FP)

Project # 100: 2857

Project Name: THE HIGHLANDS @ ANDERSON HILLS, UNIT 3

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/22/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): record plat
- _____
- _____
- _____

Project Number 100-2857

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. OKAY
- Copy of recorded plat for Planning.



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002857
Application Number: 05DRB-01004

DRB Date: 6/22/2005
Item Number: 19

Subdivision: The Highlands @ Anderson Hills, Unit 2 and
Tracts A & B, Arrowood Ranch Development

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other


Zoning: RLT

Zone Page: N-09

New Lots (or units) : 153

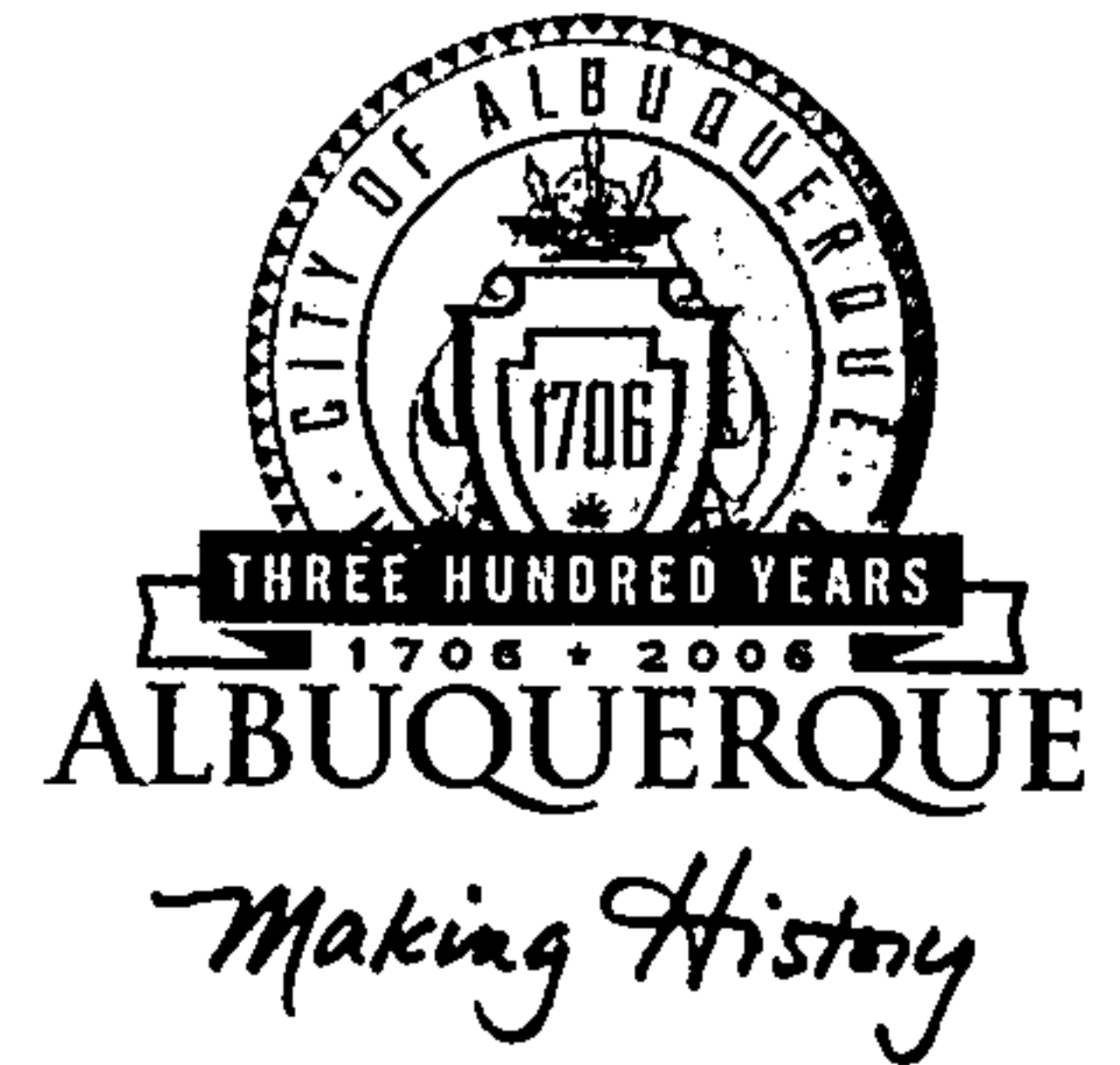
Parks and Recreation Comments:

The Park Dedication and Development Requirements were met through the dedication and purchase of 3 parks within the Anderson Hills Subdivisions.

Signed: 
Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002857

AGENDA ITEM NO: 19

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 22, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

June 22, 2005

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.

Adjourned: 12:55 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000635**
05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] [Deferred from 6/22/05] (E-12)
DEFERRED AT AGENT'S REQUEST TO 6/29/05.

2. **Project # 1000650**
05DRB-00903 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003874**
05DRB-00894 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004223**
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] [Deferred from 6/22/05] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

5. **Project # 1004228**
05DRB-00888 Major-Vacation of Pub
Right-of-Way

PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1004232**
05DRB-00896 Major-Vacation of
Public Easements

MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Will be readvertised] (L-15) **INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat
Approval
05DRB-00900 Major-Vacation of
Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer
SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

8. **Project # 1004071**
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of
Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05 & 6/1/05]* (C-9) **BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, RECORDING OF PLAT AND AGIS DXF FILE.**

9. **Project # 1004204**
05DRB-00871 Major-Vacation of
Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] *[Deferred from 6/15/05]*(J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 05DRB-01007 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1 residential zone, located on SILKWOOD AVE NW and LOS VOLCANES RD NW and containing approximately 1 acre(s). [REF: S-93-23, DRB-96-150] (J-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PERMIT AND ACCEPTANCE OF STORM DRAIN IN LOS VOLCANES AND PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

- 10. Project # 1004266**
05DRB-01017 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [Deferred from 6/22/05] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**
- 11. Project # 1000195**
05DRB-01016 Minor-SiteDev Plan
Subd/EPC
05DRB-01018 Minor-SiteDev Plan
BldPermit/EPC
- MARK GOODWIN & ASSOCIATES agent(s) for GRAYBAR ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK ADDITION**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE, between NBSR RR AND BROADWAY NE and containing approximately 5 acre(s). [REF: 05EPC00584, 05EPC00583] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PLANNING FOR EPC CASE PLANNER'S INITIALS.**
- 05DRB-01014 Minor-Prelim&Final Plat
Approval
05DRB-01015 Minor-Vacation of
Private Easements
- MARK GOODWIN & ASSOCIATES, PA agent(s) for HENSLEY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK**, (to be known as **GRAYBAR ELECTRIC**) zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE and BROADWAY BLVD NE and containing approximately 5 acre(s). (H-14) **PRELIMINARY**

PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

12. **Project # 1003859**
05DRB-00994 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845] [Juanita Garcia, EPC Case Planner] (E-12/F-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MTB APPROVAL, NMDOT APPROVAL AND DMD APPROVAL.**

05DRB-01010 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845] (E-12/F-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: A PUBLIC DRAINAGE EASEMENT IS REQUIRED ON TRACT 9. A WATERLINE MUST BE RELOCATED AND ACCEPTED BY WATER UTILITY DEPARTMENT**

OR HAVE A TEMPORARY EASEMENT IN PLACE FOR THE EXISTING WATER LINE LOCATION. A ROUND-ABOUT DESIGN SHALL BE PROVIDED. STREET INTERSECTION ANGLES MUST BE REEVALUATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

13. **Project # 1003883**
05DRB-00999 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located on TIBURON ST NE and JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING DIMENSIONS AND PLANNING FOR WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01000 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROVIDE A SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project # 1003057**
05DRB-00980 Minor-SiteDev Plan
BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s). [REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

15. **Project # 1003591**
05DRB-00996 Minor-Final Plat
Approval

BOHANNAN HUSTON INC. agent(s) for D.R. HORTON, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUNGATE ESTATES SUBDIVISION, UNIT 1**, zoned R-2 FOR R-T & R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 46 acre(s). [REF: 04DRB-01185] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PLAT RECORDING.**

16. **Project # 1003429**
05DRB-00995 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 16B and 16C, EL RANCHO GRANDE (to be known as **SIERRA RANCH SUBDIVISION, UNIT 1**) zoned R-LT, R-D, located on GIBSON BLVD SW, and containing approximately 62 acre(s). (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

17. **Project # 1003030**
05DRB-00997 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s).[REF: 05DRB00282] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

18. **Project # 1003571**
05DRB-01002 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, ATRISCO GRANT (to be known as **EL RANCHO GRANDE, UNIT 9B**) zoned R-LT residential zone, located south of BLAKE RD NW and west of the AMOLE CHANNEL and containing approximately 35 acre(s). [REF: 04DRB01518] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WAIVER APPLICATION, TRACT A REFERENCE, AMAFCA LICENSE AGREEMENT FOR WATER AND SEWER LINES AND PLANNING FOR RECORDING OF PLAT.**

19. ~~**Project # 1002857**~~
05DRB-01004 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 2**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s).[REF:Z-99-8] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING. UNIT 2 NEEDS TO BE RECORDED FIRST.**

05DRB-01006 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 3**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s). [REF: Z-99-8, SPR-95-22] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

20. **Project # 1003696**
05DRB-00998 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for J D HOME CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 26 and 27, **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). (L-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003624**
05DRB-01001 Minor-Prelim&Final Plat
Approval

MICHAEL RENFRO, request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 38-A and 38-B, M.R.G.C.D. MAP #34, (to be known as **SAN ISIDRO GARDENS**) zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [REF: 04ZHE01281] [Deferred from 6/22/05] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

22. **Project # 1004178**
05DRB-01013 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1003238**
05DRB-01012 Major-Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**) zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENTS ON PARCELS D & E FOR WATER/SEWER SERVICES (OR SHOW OFFSITE EASEMENTS FOR LOTS NEXT TO PARCEL E) AND TO PLANNING FOR M.R.G.C.D. SIGNATURE AND PLAT RECORDING.**

24. **Project # 1004264**
05DRB-01003 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for TERRY & SHIRLEY CURRY request(s) the above action(s) for all or a portion of Lot(s) 20, 21 and 22, Block(s) 3, **DEL NORTE ADDITION**, zoned R-1, located on ESPANOLA NE, between COPPER NE and GIRARD NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

25. **Project # 1003629**
05DRB-01008 Minor-Prelim&Final Plat
Approval

ARMIJO SURVEYING agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55] (L-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

26. **Project # 1004261**
05DRB-00988 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for MATT SMITH request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF W. D. KING & C. D. KING**, and Tract(s) 140, **M.R.G.C.D. MAP 38**, zoned SU-2, located on CENTRAL AVE SW, between SAN PASQUALE AVE SW and CHACOMA PL SW containing approximately 1 acre(s). [REF: LUC-9-25, LUC-98-7, LUC-95-31, LUC-94-1] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG SAN PASQUALE AND PLANNING FOR AGIS DXF FILE.**

27. **Project # 1003554**
05DRB-00530 Minor- Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1**) zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05 and 4/20/05 FINAL PLAT WAS INDEF DEFERRED FOR SIA]* (L-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

28. **Project # 1000696**
05DRB-00977 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between EAGLE RANCH RD NW and LA ORILLA RD NW containing approximately 7 acre(s). (D-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1004258**
05DRB-00984 Minor-Sketch Plat or
Plan

KIMBERLY A. KIEGEL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 32, **MONTEREY HILLS ADDITION, UNIT 2**, zoned R-1, located on SAN RAFAEL SE, between GIRARD SE and RICHMOND SE containing approximately 1 acre(s).(L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1004232**
05DRB-00991 Minor-Sketch Plat or Plan

MIGUEL TRUJILLO agent(s) for WILLIAM K WILSON, request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **CLAYTON HEIGHTS**, zoned C-2, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Was issued Project #1004262 in error.] (L-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1004267**
05DRB-01019 Minor-Sketch Plat or Plan

GARY MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF MANUEL GONZALES** (to be known as **VILLA PLAZA VIEJA**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between MONTOYA RD NW and CENTRAL AVE NW containing approximately 2 acre(s). [REF: DRB-97-247] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. **Project # 1004240**
05DRB-00918 Minor-Sketch Plat or Plan

SCHARLES WILDER agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Tract(s) 87A2, 87B1, 87B2, 87B3, 88, 89A, A2 and A1, **MAES-ERNEST**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and MEADOW VIEW RD NW containing approximately 3 acre(s). [Deferred from 6/15/05] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

33. **Approval of the Development Review Board Minutes for June 8, 2005. DRB MINUTES FOR JUNE 8, 2005 WERE APPROVED.**

ADJOURNED: 12:55 P.M.

2857

DXF Electronic Approval Form

DRB Project Case #: 1002857

Subdivision Name: HIGHLANDS AT ANDERSON HILLS UNIT 2

Surveyor: TIMOTHY ALDRICH


Contact Person: STEPHEN STASIEWICZ

Contact Information: 828-2200

DXF Received: 6/15/2005

Hard Copy Received: 6/15/2005

Coordinate System: NMSP Grid (NAD 83)


Approved

06-15-2005
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc **2857** to agiscov on **6/15/2005** Contact person notified on **6/15/2005**

2857

DXF Electronic Approval Form

DRB Project Case #: 1002857

Subdivision Name: HIGHLANDS AT ANDERSON ~~HILLES UNIT-3~~

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN STASIEWICZ

Contact Information: 828-2200

DXF Received: 6/15/2005

Hard Copy Received: 6/15/2005

Coordinate System: NMSP Grid (NAD 83)


Approved

06-15-2005
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc **2857** to agiscov on **6/15/2005** Contact person notified on **6/15/2005**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 9, 2005

11. Project # 1002857
05DRB-00341 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT (to be known as **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**) zoned RLT, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW containing approximately 62 acre(s). [REF: Z-99-58] (P-9)

At the March 9, 2005, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

For Sheran Matson, AICP, DRB Chair

Cc:Anderson Hills LLC, P.O. Box 9470, 87119
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 9, 2005

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 a.m. Adjourned: 11:50 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK
- THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] [Deferred from 2/23/05 & 3/9/05] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

2. **Project # 1000965**
05DRB-00270 Major-Preliminary Plat Approval
05DRB-00275 Major-Vacation of Public Easements
05DRB-00272 Major-Vacation of Pub Right-of-Way
05DRB-00277 Minor-Sidewalk Waiver
05DRB-00278 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B & 2, LANDS OF RAY GRAHAM III (to be known as VALLE PARAISO SUBDIVISION @ ANDALUCIA @ LA LUZ, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857, 05DRB-00124, 05DRB00129] (F-11) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/11/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: SECURING THE OFFSITE LIFT STATION ACCESS EASEMENT OR USING THE EXISTING EASEMENT IS REQUIRED TO THE SATISFACTION OF THE WATER UTILITY DEPARTMENT. THE HOME OWNERS ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

- 05DRB-00345 Minor-Amnd SiteDev Plan Subd/EPC
05DRB-00346 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS/ANDALUCIA DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 1, 2, 3, 4, 5, 6A, 6B & A, LANDS OF RAY A GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as ANDALUCIA @ LA LUZ, zoned SU-1 FOR PRD 5 DU/AC, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 227 acre(s). [REF: 04EPC-00855, 04EPC-00857, 03EPC-01103, 03DRB-01714] (F-11) AN AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO UTILITIES DEVELOPMENT FOR REMOVAL OF TREES, CORRECTION OF VARIOUS NOTES ON THE SITE PLAN.

3. **Project # 1003030**
05DRB-00282 Major-Preliminary Plat Approval
05DRB-00285 Major-Vacation of Public Easements
05DRB-00287 Minor-Sidewalk Waiver
05DRB-00288 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01737, 03DRB01738, 03DRB01739, 03DRB01740] (N-8/N-9) **WITH THE RESIGNING OF THE INFRASTRUCTURE LIST AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF 04DRB00842] [*Deferred from 12/1/04, 1/26/05 2/9/05, 2/16/05, 2/23/05 & 3/9/05*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

5. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub
Right-of-Way
05DRB-00121 Major-Preliminary Plat
Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05, 2/23/05 & 3/2/05*] (A-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87. DRB 89-490] [*Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05 & 3/9/05*] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

7. **Project # 1003470**
05DRB-00339 Minor-Amnd SiteDev Plan
Subdivision
- WILSON & COMPANY agent(s) for MESA VERDE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, LANDS OF MONTBEL-KUSSUBA, (to be known as **VISTA VIEJA**) zoned R-D, located on 81ST ST NW, between SCENIC BLVD NW and GILA NW containing approximately 158 acre(s). [REF: Z-85-84 AX-85-20 DRB-97-274, 04DRB00824, 04DRB01460] (D-9) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

8. **Project # 1003874**
05DRB-00342 Minor-Subd Design (DPM)
Variance
- ISAACSON & ARFMAN, P.A. agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located at the west terminus of GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-0717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126, 05DRB-00199](N-8) **A SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**
9. **Project # 1001133**
05DRB-00337 Minor - Ext of SIA for
Temp Deferral of Sidewalk
- THE TRIAD GROUP request(s) the above action(s) for all or a portion of Tract(s) 6, 9, 11, 23 & 29, **PARADISE TERRACE**, zoned R-1, located on GOLF COURSE RD NW, between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB00373, 03DRB00572] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

10. **Project # 1002856**
05DRB-00340 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **THE MEADOWS @ ANDERSON HILLS, UNITS 2 & 5**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 49 acre(s). [REF: Z-99-58, 03DRB01194, 03DRB01195, 03DRB01196, 03DRB01197, 03DRB01198] (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. ~~Project # 1002857~~
05DRB-00341 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT (to be known as **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**) zoned RLT, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW containing approximately 62 acre(s). [REF: Z-99-58] (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] [Deferred from 9/22/04, 10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

13. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: ALL ACCESS AND DRAINAGE EASEMENTS SHOWN ON THE PRELIMINARY PLAT TO BE VACATED MUST ACTUALLY BE VACATED PRIOR TO FINAL PLAT APPROVAL. A PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

14. **Project # 1000570**
05DRB-00347 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) F, **WESTLAND NORTH SUBDIVISION**, zoned SU-2 RLT, located on LADERA NW, between TOWN PLAZA NW and 118TH ST NW containing approximately 99 acre(s). (K-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1003982**
05DRB-00338 Minor-Sketch Plat or
Plan

MARY ANN & TAIHI JONES request(s) the above action(s) for all or a portion of Lot(s) A-15MS16 & A-15MS17, **LANDS OF ARCHDIOCESE OF SANTA FE**, zoned SU-2 NRC, located on EDITH NE, between MOUNTAIN RD NE and INDIAN SCHOOL NE containing approximately 1 acre(s). [REF: Z-78-124,ZA-74-84] (J-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003983**
05DRB-00344 Minor-Sketch Plat or
Plan

KIRA SOWANICK agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RICHFIELD PARK SUBDIVISION**, zoned IP, located on ALAMEDA BLVD NE, between JEFFERSON ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: ZA-94-267] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 16, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 16, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

June 9, 2004

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE: 1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: Noon

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001862**
04DRB-00757 Major-Two Year SIA
LLAVE CONSTRUCTION INC. agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-6 INCLUDE LOTS 1 THRU 6, OAKLAND COURT SUBD, **OAKLAND COURT SUBD**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED**

2. **Project # 1001916**
04DRB-00743 Major-One Year SIA
BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for, **PINON POINTE @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK
TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

4. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk
Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [Deferred from 5/19 & 6/9/04] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

5. **Project # 1002632**
04DRB-00760 Major-Bulk Land
Variance
04DRB-00761 Minor-Prelim&Final
Plat Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **PARAGON RESOURCES**, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

6. **Project # 1002718**
04DRB-00758 Major-Preliminary Plat
Approval
04DRB-00759 Minor-Temp Defer
SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

7. **Project # 1003112**
04DRB-00259 Major-Vacation of Pub
Right-of-Way
04DRB-00258 Major-Preliminary Plat
Approval
04DRB-00260 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for
COLLATZ INC./CLIFFORD CAPITAL FUND INC
request(s) the above action(s) for: A TRACT OF LAND
SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED
SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW
MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS
SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT
THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C,
PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS
SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED
RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO
COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE
LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK
D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS
SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN
THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW
MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE
AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY
DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE
9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN
AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE
OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO
ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN
KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE
COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN
BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE
LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY
DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL
BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE
SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A
POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF
WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72
FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47
FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE
EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG
SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00
FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40";
CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID
EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT
ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE
N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E
793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE
29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE
FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET;
S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE
NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE
30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET
TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG
SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31
FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39";
CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND
CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as
RINCONADA TRAILS SUBDIVISION (formerly
Western Trails Estates), zoned R-D, located on
UNSER BLVD NW, between WESTERN TRAILS
NW and LEGENDS AVE NW containing
approximately 10 acre(s). [REF:SD-80-5, 03DRB-
0199. [Deferred from 3/24/04&4/14/04] (F-10 & F-
11) **WITH THE SIGNING OF THE
INFRASTRUCTURE LIST DATED 6/9/04 AND**

APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

Project # 1003112
04DRB-00839 Minor-SiteDev Plan
Subd/EPC
04DRB-00840 Minor-Subd Design
(DPM) Variance

COMMUNITY SCIENCES CORPORATION agent(s) for COLLATZ INC/JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) D, LAVA LANDS, LAVA TRAILS, LANDS OF SLOAN, (to be known as **RINCONADA TRAILS SUBDIVISION** zoned R-D, located on UNSER BLVD NW, between UNSER BLVD NW and COORS NW containing approximately 10 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [Elvira Lopez, EPC Case Planner] (F-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SIGNATURE BLOCK LANGUAGE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

9. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.

10. **Project # 1003445**
04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub
Right-of-Way
04DRB-00752 Major-Vacation of Public
Easements
04DRB-00753 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE/R.J. SCHAEFER REALTY & INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B,C & D, ALBUQUERQUE WEST UNIT 1, zoned SJ-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12) THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NMU INC. SIGNATURE.

11. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [Deferred from 5-19-04 & 6-2-04] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

12. **Project # 1003403**
04DRB-00633 Major-Vacation of Public Easements
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04 & 6/2/04) (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/9/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION THAT THERE WILL BE A DISCLAIMER AS PER MUTUAL AGREEMENT WITH THE DEVELOPER THAT THIS WILL BE THE LAS PLAT APPROVED BEFORE THE SECTOR PLAN FOR THE TRAILS AREA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

THE SIDEWALK WAIVER LISTED BELOW REQUESTED ON 5/19/04 WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

04DRB-00634 Minor-Sidewalk Waiver

THE SIDEWALK WAIVER WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS
(CITY COUNCIL FINAL SIGN-OFF)**

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

13. **Project # 1003447**
04DRB-00756 Major-SiteDev Plan
BldPermit
- DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE. NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 1000633] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN AND ZHE QUESTION ON WALL HEIGHT VARIANCE.**
14. **Project # 1003468**
04DRB-00816 Minor-SiteDev Plan
BldPermit
04DRB-00817 Minor-Prelim&Final Plat
Approval
- JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [*Deferred from 6-2-04*] (B-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

15. **Project # 1003473**
04DRB-00836 Minor-Prelim&Final Plat
Approval
CARTESIAN SURVEYS, INC agent(s) for PULTE HOMES OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 12,13 & 14, Block(s) 2, **RESERVE AT FOUR HILLS**, zoned R-1 residential zone, located on RUFFIAN CT SE, between CANNONADE SE and WHIRL AWAY SE containing approximately 1 acre(s). (M-22) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
16. **Project # 1003411**
04DRB-00841 Minor-Prelim&Final Plat
Approval
SURVEYS SOUTHWEST, LTD agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 12,13, & INCLUDE LOTS 14 & 15, **GRANT TRACT**, zoned SU-2 M/R/O, located on GRANITE AVE NW, between 6TH STREET NW and 5TH STREET NW containing approximately 1 acre(s). [REF: 04DRB00654] (J-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A GRADING PLAN.**
17. ~~**Project # 1002857**~~
~~04DRB-00809 Minor-Final Plat Approval~~
MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200, 03DRB01202, 03DRB-01203, 04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] [Deferred from 6-2-04] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **ADJOURNED: Noon**



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002857

AGENDA ITEM NO: 17

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 9, 2004

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Anderson Hills, LLC
AGENT MGA
ADDRESS _____
PROJECT & APP # 1002857
PROJECT NAME The Highlands @ Anderson Hills Unit 1

\$ _____ 469099/4916000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions Deferral Fee
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 50.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

ANDERSON HILLS, LLC
8910 ADAMS NE
ALBUQUERQUE, NM 87113
(505) 822-5562

FIRST STATE BANK
95-145-1070

1123
Jun 9, 2004

Memo: Fifty and 00/100 Dollars
PAY TO THE ORDER OF: City Of Albuquerque

AMOUNT
\$ 50.00

DUPLICATE
City Of Albuquerque
Treasury Division

06/09/2004 9:35AM LOC: ANNX
RECEIPT# 00027163 WS# 007 TRANSH# 0004
Account 441006 Fund 0110
Activity 4983000 TRSLJS

MP
\$50.00
\$50.00
CHANGE \$0.00
06/09/2004 9:35AM LOC: ANNX
RECEIPT# 00027163 WS# 007 TRANSH# 0004
Account 441006 Fund 0110
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\$50.00
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Account 441006 Fund 0110
Activity 4983000 TRSLJS
\$50.00
\$50.00
CHANGE \$0.00

Security Features Included. Details on back.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

June 2, 2004

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE: 1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order 9:00 A.M. Adjourned:
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00648 Minor-Temp Defer SDWK
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [deferred from 5-19-04] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

2. **Project # 1003403**
04DRB-00635 Minor-Temp Defer SDWK
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Block(s) N/A, Tract(s) F, **THE TRAILS (TBKA 'THE RESERVE')**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE BLVD NW, between RAINBOW BLVD. NW and UNIVERSE BLVD. NW containing approximately 18 acre(s). [deferred from 5-19-04] [REF: 1002962, 03DRB-01528] (C-9) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

3. **Project # 1002796**
04DRB-00667 Major-Vacation of
Public Easements

TERRAMETRICS OF N. M. agent(s) for CITY OF ALBUQUERQUE, FIRE DEPT. request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, zoned SU-1 special use zone, for fire stationn/c, located on CHICO RD NE, between DALLAS ST. NE and CHARLESTON ST. NE containing approximately 1 acre(s). [REF: 04DRB-00326, 03DRB-02022 & 02024, 03EPC-01099 & 01100] (K-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

4. **Project # 1003468**
04DRB-00816 Minor-SiteDev Plan
BldPermit
04DRB-00817 Minor-Prelim&Final Plat
Approval

JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NO. ALBQ. ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [REF: NA] (B-18) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

5. **Project # 1000418**
04DRB-00824 Minor-SiteDev Plan
Subd

LPDJ ARCHITECTS, LLC/LELAND GRAY agent(s) for VICTORY LOVE FELLOWSHIP CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1 BERUMAN - J.G. LANDS OF, **VICTORY LOVE FELLOWSHIP CHURCH &**, zoned SU-1 FOR CHURCH & REL. FAC, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER BLVD NW [REF: 00128-00459, 02EPC-01952, 03EPC 01471] K-10) **DEFERRED AT AGENT'S REQUEST TO 6-16-04.**

6. **Project # 1000575**
04DRB-00813 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI
agent(s) for PRESBYTERIAN HEALTHCARE
SERVICES request(s) the above action(s) for all or a
portion of Tract(s) 7-9, **PRESBYTERIAN HOSPITAL
MAIN CAMPUS**, zoned SU-2/SU-1, located on LEAD
AV E NE, between SPRUCE ST NE and SYCAMORE
ST NE containing approximately 27 acre(s). [REF:
DRB-02-500-00035, EPC-01128-01561] (K-15) **THE
SITE PLAN FOR BUILDING PERMIT WAS
APPROVED WITH FINAL SIGN-OFF DELEGATED
TO PLANNING FOR EPC CASE PLANNER,
CARMEN MARRONE'S INITIALS AND
TRANSPORTATION FOR COMPACT SPACES TO
BE LABELED AND RADII 15 FOOT MINIMUM.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

7. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING INC agent(s) for
RONALD L. & JERI J. NASCI request(s) the above
action(s) for all or a portion of Lot(s) 14A, Block(s) 03,
CRYSTAL RIDGE, zoned R-LT, located on BARRETT
AV E NW, between LOREN AVE. NW and LA
CANADA DR. NW containing approximately 1 acre(s).
[deferred from 5-19-04] [REF: DRB 97-298, DRB 98-
410] (B-13) **DEFERRED AT AGENT'S REQUEST
TO 6-16-04.**

8. **Project # 1002739**
04DRB-00818 Minor-Subd Design
(DPM) Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HEIGHTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D INCLUDE: TR B-1, ROSNER TRACTS UPC# 100805446922740130 & PARCEL A, ANDERSON HEIGHTS UPC# 100805326344510142, **LANDS OF RIO BRAVO PARTNERS**, zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: AX-29, Z-985, Z-986, DRB-95-440](N-8) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

9. **Project # 1002800**
04DRB-00783 Minor-Final Plat
Approval

MARK GOODWIN & ASSOC. agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, Tract(s) 1 TBKA QUIVERA ESTATES SUBD., **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on SO. OF GLENDALE AVE NE, between WYOMING BLVD. NE and BARSTOW ST. NE containing approximately 14 acre(s). [REF: 03-01990, 03DRB-01992, 03DRB-01127, 03DRB-02152] (B-19) **THE FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

10. **Project # 1002821**
04DRB-00822 Minor-Final Plat
Approval

ADIL RIZVI agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Block(s) 14, Tract(s) 14,15,16 TRACT 3, UNIT 2, **NORTH ALBUQUERQUE ACRES, TALEA COURT**, zoned R-D residential and related uses zone, developing area, located on CORONADO AVE NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114, 03DRB-01189, 03DRB-01191, 03DRB-01192] (D-21) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR AFD APPROVAL OF CUL-DE-SAC DIMENSIONS.**

11. **Project # 1002856**
04DRB-00808 Major-Final Plat
Approval

MARK GOODWIN & ASSOC PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3, **MEADOWS @ ANDERSON HILLS**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH STREET SW and UNSER BLVD SW containing approximately 35 acre(s). [REF: AX-29, Z-985, Z-986, 03DRB-01194] (P-09) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR TRACT B SD/PUE CONFLICT, DXF AGIS, 2WR WATERLINE ACCEPTANCE AND PARKS FOR APPROVAL OF OPEN SPACE DEDICATION BY OPEN SPACE DIVISION AND MAINTENANCE LANGUAGE FOR TRACTS A, C, D-M.**

12. **Project # 1002857**
04DRB-00809 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A INCLUDE TRACT B, ARROWOOD RANCH DEV. UPC# 1009053098548020102 (ZONE ATLAS PAGE N-9), **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200,03DRB01202, 03DRB-01203,04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] (P-9) **DEFERRED AT AGENT'S REQUEST TO 6-9-04!**

13. **Project # 1002928**
04DRB-00718 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **THE TRAILS / TAOS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE and PASEO DEL NORTE containing approximately 20 acre(s). [deferred from 5-19-04] [REF: 1002928] (C-9) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

14. **Project # 1002929**
04DRB-00719 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **THE TRAILS @ SANTA FE**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE and RAINBOW containing approximately 17 acre(s). [deferred from 5-19-04] (C-09) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

15. **Project # 1003177**
04DRB-00014 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for THOMAS WILLIAMSON request(s) the above action(s) for all or a portion of Lot(s) 6-A-1, Block(s) 6 A PORTION OF LOT 6 A 1, **SECOND REPLAT OF MONTGOMERY HEIGHTS**, zoned R-1, located on DELAMAR AVE NE, between HAHN ARROYO and LAFAYETTE DR NE containing approximately 1 acre(s). [deferred from 1-21-04] [REF: Proj.#1000213, 04ZHE-00119] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

16. **Project # 1003183**
04DRB-00775 Minor-Prelim&Final Plat
Approval

SOUTHWEST SURVEYS LTD agent(s) for ARTHUR & JOAN REEVES request(s) the above action(s) for all or a portion of Lot(s) 44-A, Block(s) 19, **NETHERWOOD PARK**, zoned R-3 residential zone, located on GIRARD BLVD NE, between VASSAR DR NE and CUTLER AVE NE containing approximately 1 acre(s). [deferred from 5-26-04] [REF: 04DRB-00025] (H-16) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. **Project # 1000984**
04DRB-00815 Minor-Sketch Plat or
Plan

BRASHER & LORENZ agent(s) for CROWN LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) A INCLUDE: TR B, AVALON SUBD, UNIT 4 - UPC# 100905716139520402, **AVALON SUBD, UIT 4**, zoned SU-1 IP USES, located on BLUEWATER RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 26 acre(s). [REF: 03DRB-00383] (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

18. **Project # 1002134**
04DRB-00794 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOC. agent(s) for VISTA DEL NORTE DEV., LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, 3, 4&, **U-6, VISTA DEL NORTE**, zoned SU-1 special use zone, for IP, located on EL PUEBLO RD. NE, between EDITH BLVD. NE and JEFFERSON ST. NE containing approximately 30 acre(s). [REF: 1001150, Z-87-113, DRB-94-288, 02DRB-01196 THRU -01199] (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

19. **Project # 1003226**
04DRB-00806 Minor-Sketch Plat or
Plan

J C ENGINEERING LLC agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9-A, **V.E. BARRETT SUBD**, zoned C-2 community commercial zone, located on BRIDGE BLVD SW, between UNSER SW and TOWER SW containing approximately 6 acre(s). [REF: Z-72-114, Z-72-210, Z-71-125] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project # 1003460**
04DRB-00807 Minor-Sketch Plat or
Plan

JAMES R COPASS, JULIE NESON, LARRY MIERA agent(s) for JAMES R. COPASS/LARRY MIERA & JULIE NESON request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 37 INCL UPC# 102005944010819, **SNOW HEIGHTS SUBD**, zoned R-1 residential zone, located on ARVADA AVE NE, between EUBANK NE and WYOMING NE containing approximately 1 acre(s). [REF: NA] (H-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

21. **Project # 1003466**
04DRB-00812 Minor-Sketch Plat or Plan

CARTESIAN SURVEYS agent(s) for H & S INC request(s) the above action(s) for all or a portion of Tract(s) A INCL: TR. B-1, EL CAMBIO PLAZA ADDN, UPC# 101405604944021002, ZONING SU-2, SU-1 FOR C-3, EL CAMBIO PLAZA ADDN, zoned SU-2 FOR C-2, located on BRIDGE BLVD SW, between 4TH STREET SW and EIGHTH ST SW containing approximately 3 acre(s). [REF: Z-85-116, Z-83-116] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

22. **Project # 1003467**
04DRB-00814 Minor-Sketch Plat or Plan

NA agent(s) for CHARLES MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, RICE'S DURANES ADDN., #1, zoned R-2 residential zone, located on RICE AVE NW, between INDIAN SCHOOL RD. NW and I-40 WEST containing approximately 1 acre(s). [REF: DRB-95-337, DRB-95-438] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

23. **Project # 1003469**
04DRB-00821 Minor-Sketch Plat or Plan

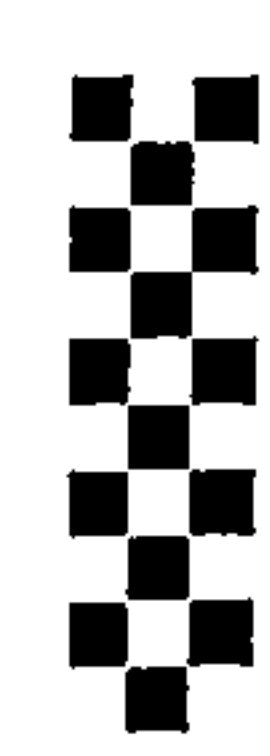
RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25,26 & 27, Block(s) 2 UPC # 102006410844020407 (LT 26) & 102006410844020407 (LT 27), N. ALBQ. ACRES, TRACT 3, UNIT 3, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

24. **Project # 1003470**
04DRB-00825 Minor-Sketch Plat or Plan

WILSON & COMPANY INC agent(s) for ROBERT SAAD request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 2B INCLUDE FOLLOWING UPC#: 100906339709440114, & 100906338702440113, **KASSUBA-MONTEBEL LANDS**, zoned R-1 residential zone, located on ALBERICOQUE PL SW, between 81ST STREET SW and ATRISCO BLVD SW containing approximately 132 acre(s). [REF: DRB 97-274, Z-85-84, AX85-20] (D-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

25. Other Matters:

ADJOURNED: 11:50 A.M.



2857

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002857

Subdivision Name: The Highlands at Anderson Hills Unit 1

Surveyor: Timothy Aldrich

Company/Agent: Goodwin & Associates

Contact Person: Richard Quintana E-mail: _____

Phone: _____ Fax: 797-9539

DXF Received Date: 5/28/2004

Hard-Copy Date: 5/28/2004

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other

Thomas J. Hill

5/28/04

Approved

Date

*The dxf file cannot be accepted at this time for the following reason(s):

AGIS Use Only

Copied cov2857 to agiscov on 5/28/2004. Contact person notified on 5/28/2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
June 2, 2004
Comments**

ITEM # 12

PROJECT # 1002857

APPLICATION # 04-00809

RE: Highlands @ Anderson Hills, Unit 1, Arrowood Ranch/final plat

Conditions of final plat must be met prior to approval. Those conditions were: (1) Offsite 2W waterline is operational. (2) Photos of already built walls must be submitted. The second condition was met. Was the first one met?

OK AGIS dxf approval is needed prior to Planning signing the final plat.

Are there any changes from the approved preliminary plat?



Sheran Matson, AICP DRB Chair
924-3880 Fax 934-3864 smatson@cabq.gov



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002857

AGENDA ITEM NO: 12

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off. Comments on plat.

RESOLUTION:

6-9-04

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 2, 2004



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence
Development Review Board Comments

Project Number: 1002857
Application Number: 04DRB-00809

DRB Date: 6/2/04
Item Number: 12

Subdivision: Highlands @ Anderson Hills, Unit 1
Tracts A & B, Arrowodd Ranch Devevelopment

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other


Zoning: R-LT

Zone Page: P-09

New Lots (or units) : 0

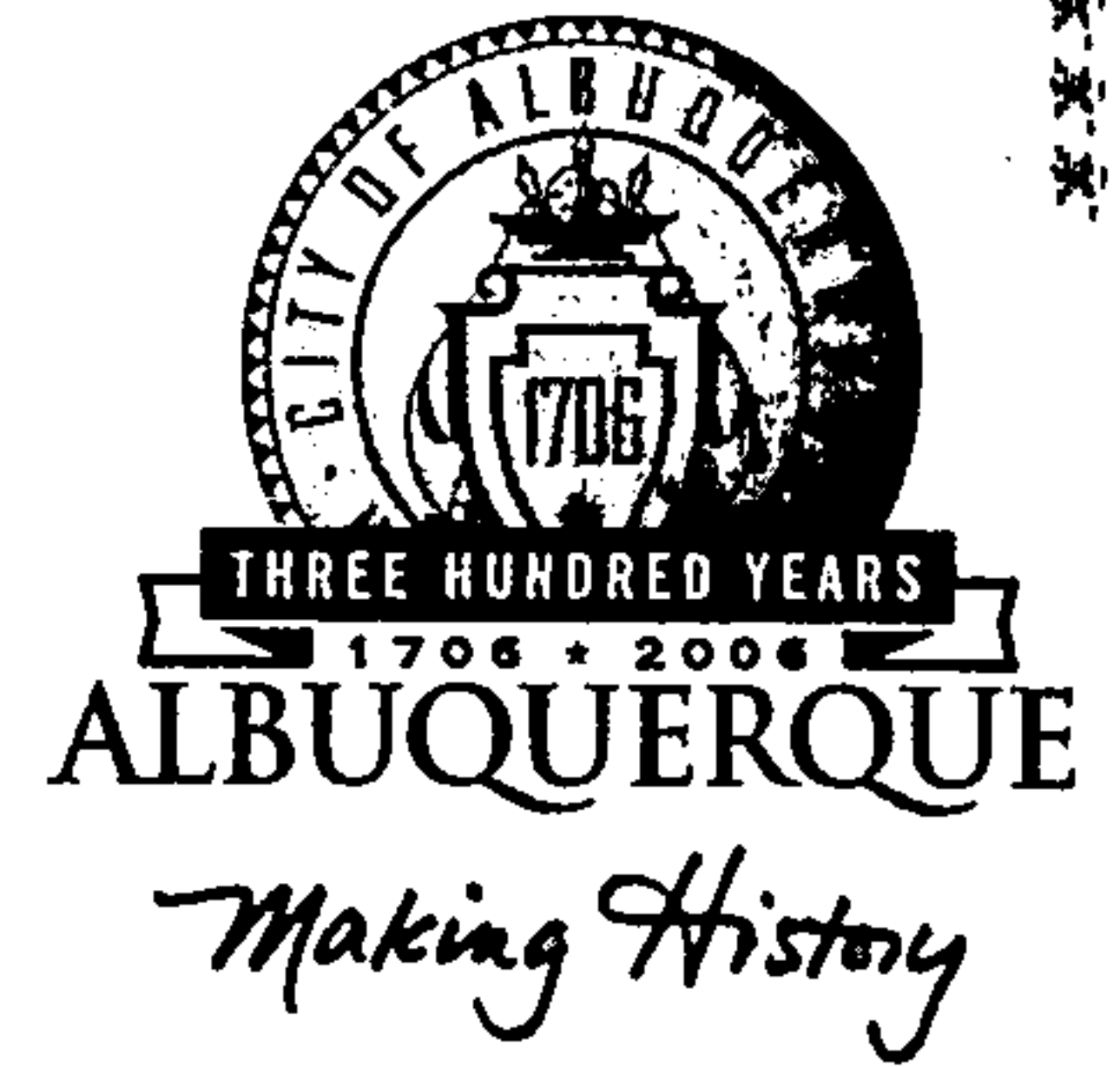
Parks and Recreation Comments:

Maintenance language needs to be added for all tracts except the park site.

Signed: 
Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002857

AGENDA ITEM NO: 11

SUBJECT:

- | | | |
|---------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Dev. Plan |
| (04) Preliminary Plat EXT | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

REV/CMT:() APP:() SIGN-OFF:() EXTN:(x) AMEND:()

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the extension request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 9, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 9, 2005
DRB Comments**

ITEM # 11

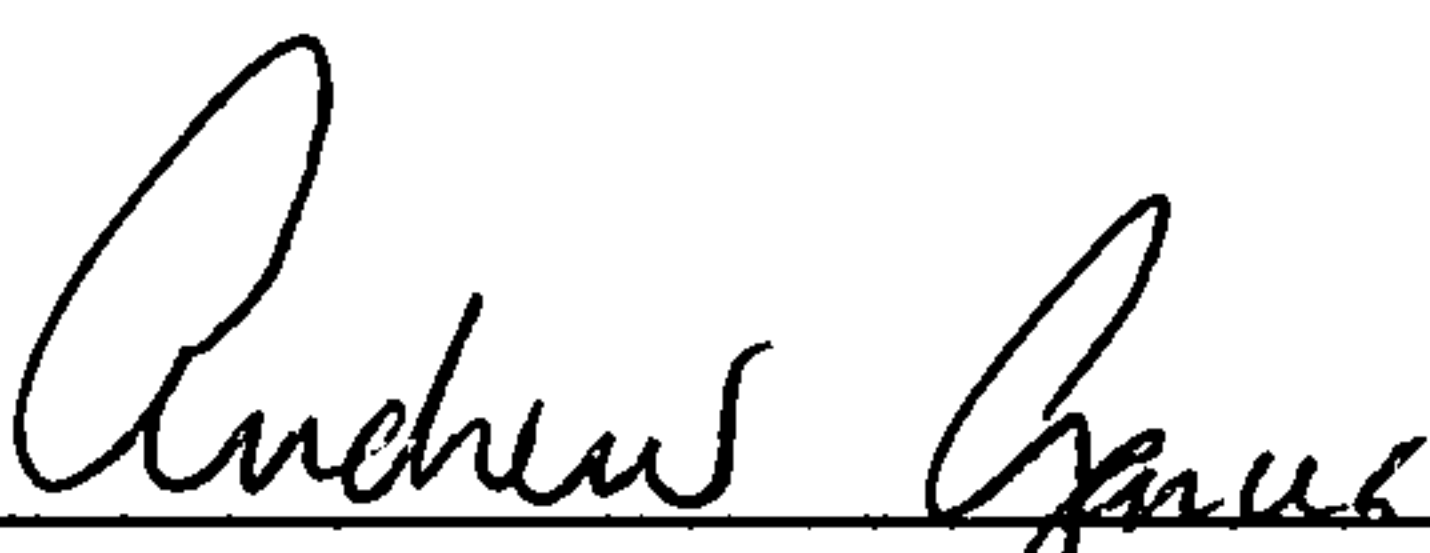
PROJECT # 1002857

APPLICATION # 05-00341

RE: Highland at Anderson Hills, Unit 2&3/minor ext. of prelim plat

No objection.

Has the Preliminary Plat been changed since the last submittal?


for Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov



Complete

6/21/04
Bl

FINAL PLAT

DRB CASE ACTION LOG

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 04 DRB-00809 Project # 1002857
 Project Name: ARROWWOOD RANCH DEVELOPMENT
 Agent: MARK GODDWIN & ASSOCIATES Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/9/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING/SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

Project Number

1002857

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Blay

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002857

Subdivision Name: Blossom Ridge Estates

Surveyor: Timothy Aldrich

Company/Agent: Goodwin & Associates

Contact Person: Stephen Stasiewicz E-mail: _____

Phone: _____ Fax: 797-9539

DXF Received Date: 9/28/2004

Hard-Copy Date: 9/28/2004

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other



9/28/04

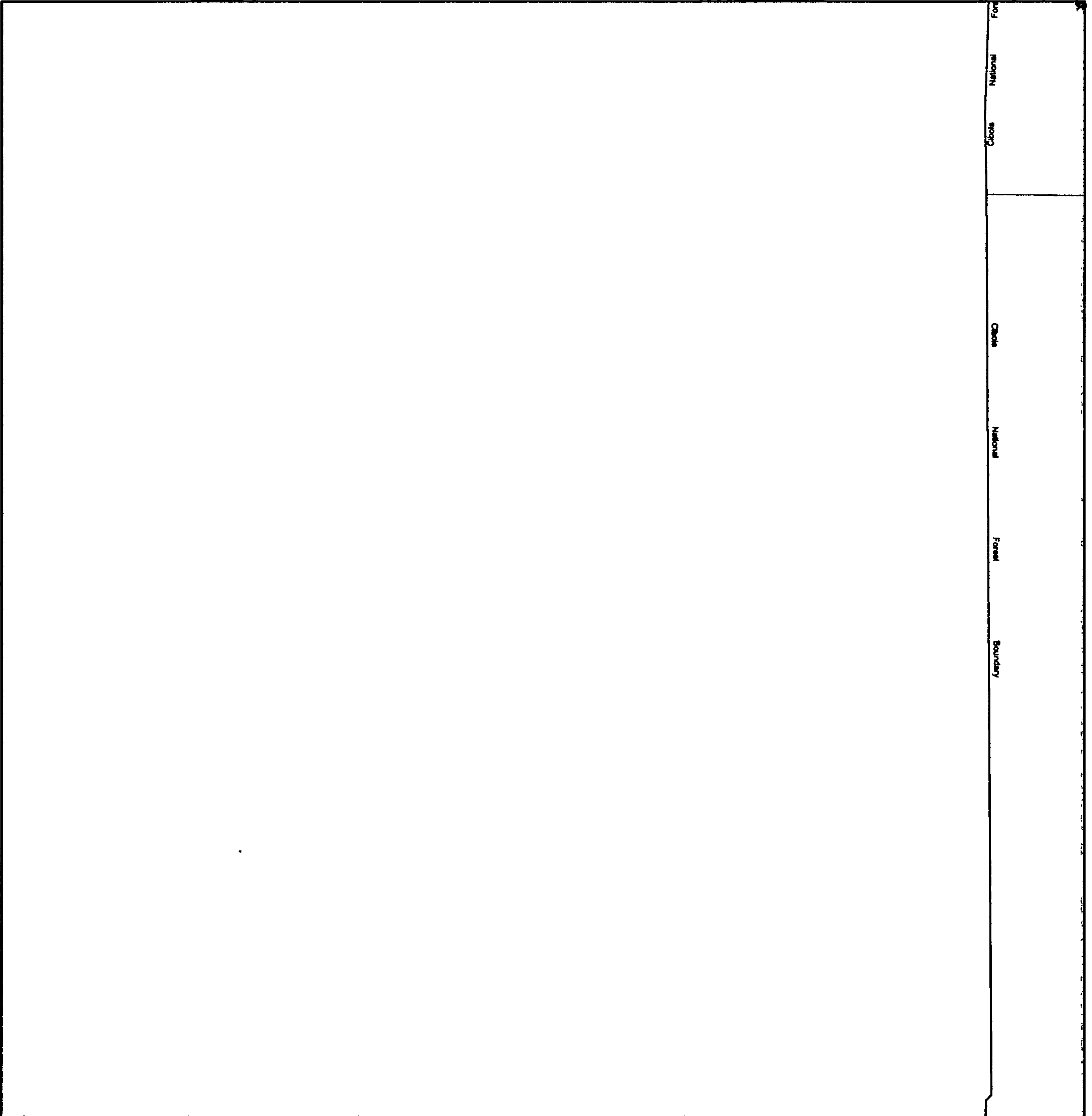
Approved

Date

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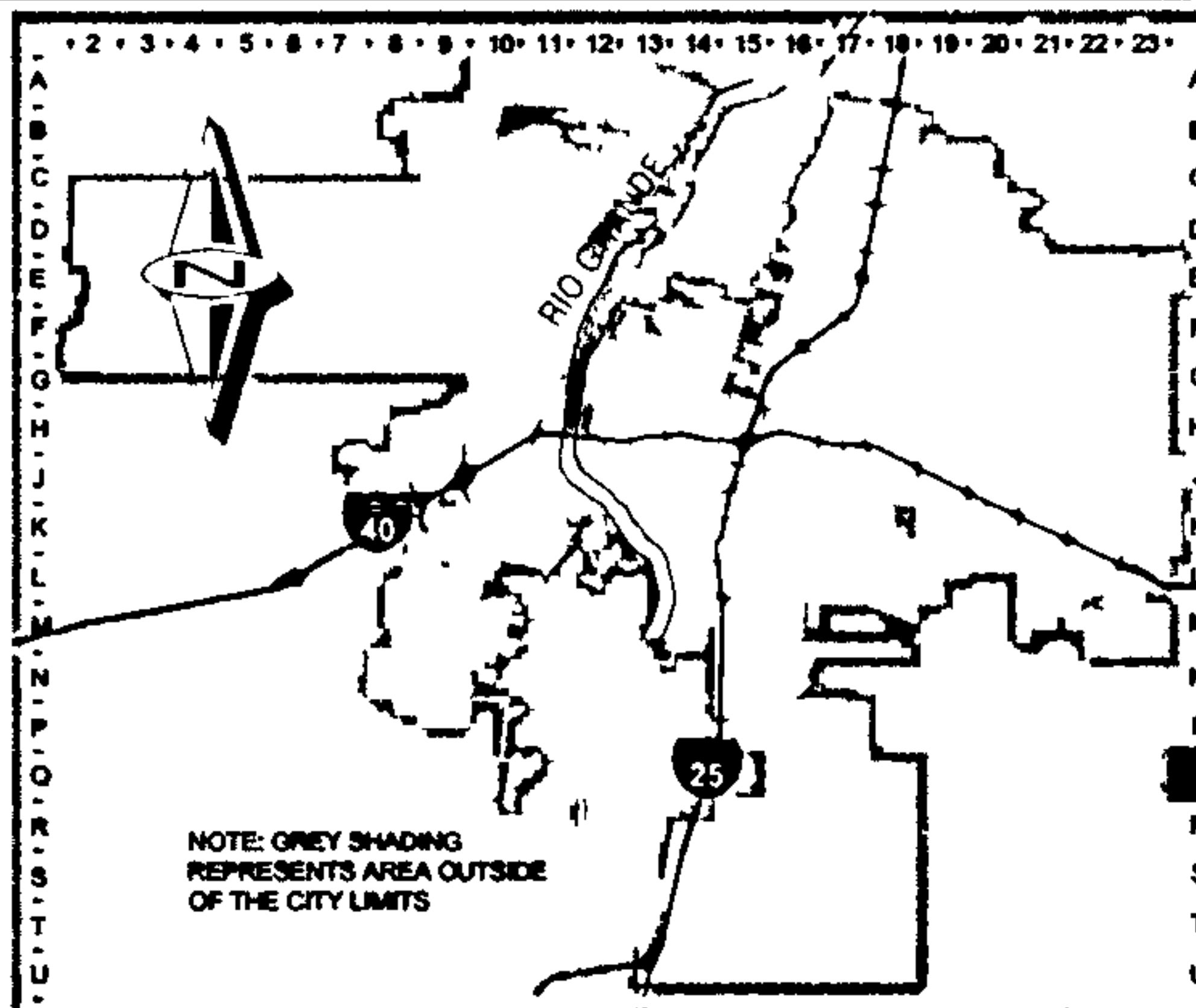
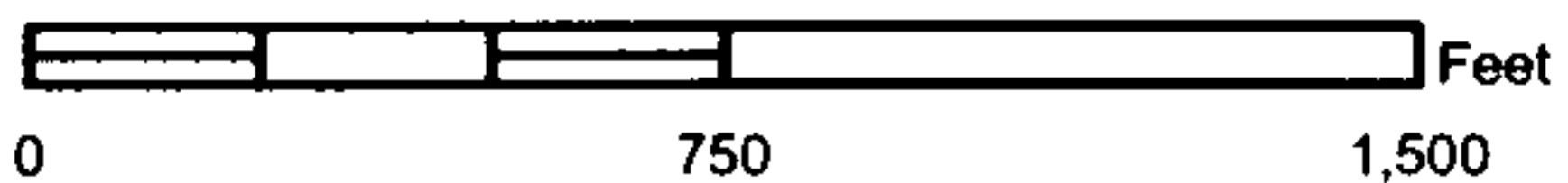


Zone Atlas Page: **Q-24-Z**

Map ammended through: **Aug 05, 2004**

Selected Symbols

- | | |
|---------------------------|------------------------|
| Unincorporated Areas | Grant Boundaries |
| Sector Plan Boundaries | Petroglyph |
| Parcel Boundaries | Old Town Boundary |
| Easement Lines | Arroyos |
| Freeway Lanes | LDN Noise Level |
| Jurisdictional Boundaries | Airport Clearance Zone |
| Westgate Wall | Design Overlay Zones |
| Escarpment | |



THREE HUNDRED YEARS
1706 • 2006

ALBUQUERQUE

Hacienda Historia

Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002857

Subdivision Name: The Highlands at Anderson Hills Unit 1

Surveyor: Timothy Aldrich

Company/Agent: Goodwin & Associates

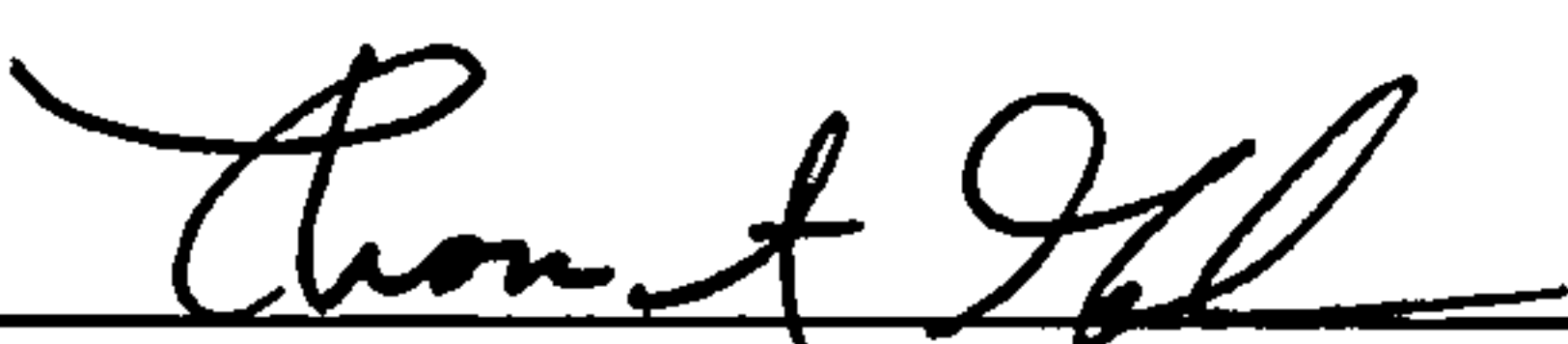
Contact Person: Richard Quintana E-mail: _____

Phone: _____ Fax: 797-9539

DXF Received Date: 5/28/2004

Hard-Copy Date: 5/28/2004

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other


Approved

5/28/04
Date

*The dxf file cannot be accepted at this time for the following reason(s):

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FINAL PLAT

DRB CASE ACTION LOG

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 04 DRB-00809 Project # 1002857
 Project Name: ARROWWOOD RANCH DEVELOPMENT
 Agent: MARK GODDWIN & ASSOCIATES Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/9/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____



Planning must record this plat. Please submit the following items:

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- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1002857

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC PHONE: 822-5502
 ADDRESS: P.O. Box 9470 FAX: _____
 CITY: Albuq STATE NM ZIP 87119 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____
 AGENT (if any): Mark Goodwin & Assoc. PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: _____
 CITY: Albuq STATE NM ZIP 87199 E-MAIL: _____

DESCRIPTION OF REQUEST: Highlands at Anderson Hills, Unit 1 - SIA Extension
1 year

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts A-B Block: _____ Unit: _____
 Subdiv. / Addn. Arrowood Ranch Development ~~TRK Highlands unit 2~~
 Current Zoning: RLT Proposed zoning: same
 Zone Atlas page(s): N-9 | P-9 No. of existing lots: 27 No. of proposed lots: 94/67
 Total area of site (acres): 61.947 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 10090536753902001, 1009053098548020102 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez SW
 Between: 98th SW and 118th SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 04DRB 00233, 04DRB 00232, 03DRB 01200, 03DRB 01202, 03DRB 01203, 03DRB 01204, 01205

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: _____

SIGNATURE Diane Heizer DATE 6-11-06
 (Print) Diane Heizer PE _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
04DRB-00532

 Hearing date 5-10-06

Action	S.F.	Fees
<u>SIA</u>	<u>522</u>	\$ <u>50.00</u>
<u>CMF</u>		\$ <u>20.00</u>
<u>ADV</u>		\$ <u>75.00</u>
		\$ _____
		\$ _____
		\$ _____
		Total
		\$ <u>145.00</u>

KE S's 4/12/06

Project # 1002857

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Diane Hoelzer Applicant name (print)
Diane Hoelzer 4-11-06 Applicant signature / date



Form revised 11/04 and JUNE 05

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
06DRB - - 00532

Jan Sis 4/12/06
Planner signature / date
Project # 1002857



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

April 12, 2006

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Highlands at Anderson Hills, Unit 1

Dear Ms. Matson:

On behalf of our client, Anderson Hills, LLC, and the requirements of the DPM we are submitting the following DRB application package for a one year Extension of the SIA. This request is being made because the park associated with this project is not yet closed out. However, the park is well under construction and almost finished.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane L. Hoelzer, PE
Senior Engineer

DLH/a

Attachments

2nd AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
Highlands at Anderson Hills, Unit 1

12/17/2004
City Project # 708181

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on March 12, 2004, which was recorded on March 15, 2004, in the records of the Bernalillo County Clerk at Book A74, pages 3888 thru --, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as Highlands at Anderson Hills, Unit 1; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, FINANCIAL GUARANTY, second paragraph, to read as follows:

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Letter of Credit #80018501
Amount: \$ 191,724.31
Name of Financial Institution or Surety providing Guaranty: U.S. New Mexico Federal Credit Union
Date City first able to call guaranty: March 12, 2006
Construction Completion Deadline: March 12, 2006
If guaranty other than a Bond, last day City is able to call on Guaranty is: May 11, 2006
Additional information: Amount of financial guaranty has been reduced to reflect work complete (see attached).
This Letter of Credit will replace the Municipal Lien in place.

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

13-024
\$ 27.00

No. of Lots: _____
Nearest Major Streets _____

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

The Highlands @ Anderson Hills, Unit 1

708181

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 12th day of March, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Anderson Hills, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is 8910 Adams NE, Albuquerque, NM 87113 and whose telephone number is 822-5562, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract A, Arrowood Rancho Development, recorded on 12/6/02 in the records of the Bernalillo County Clerk at Book 2002C, pages 390 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Anderson Hills, LLC ("Owner").

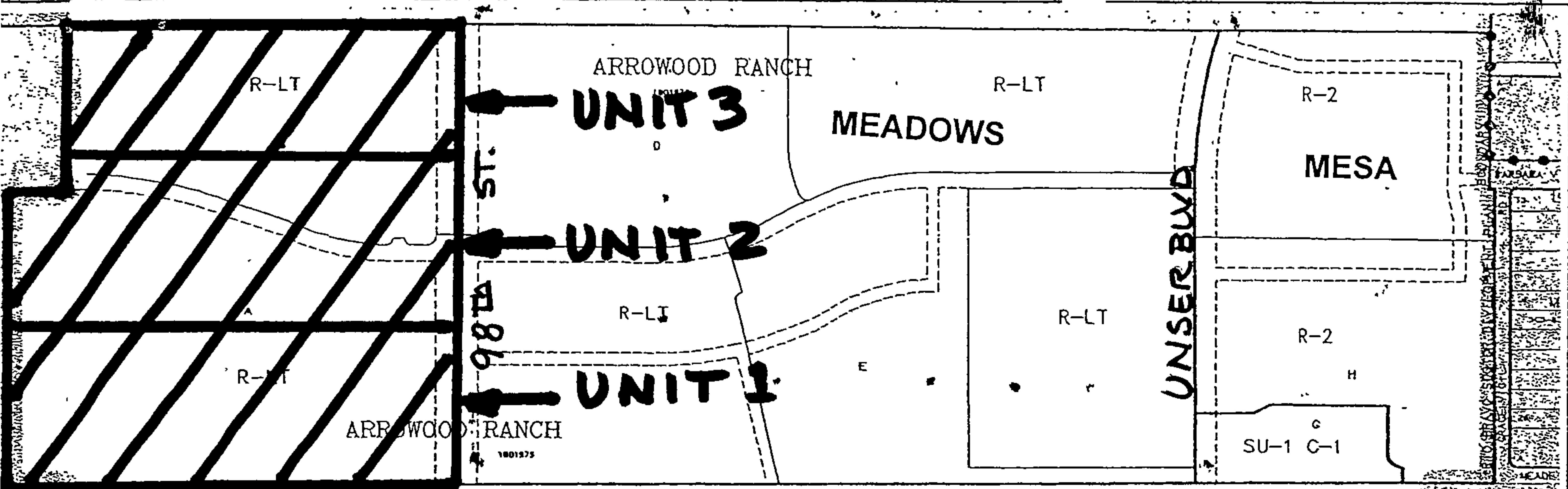
The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as THE HIGHLANDS @ ANDERSON HILLS, Unit 1 describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

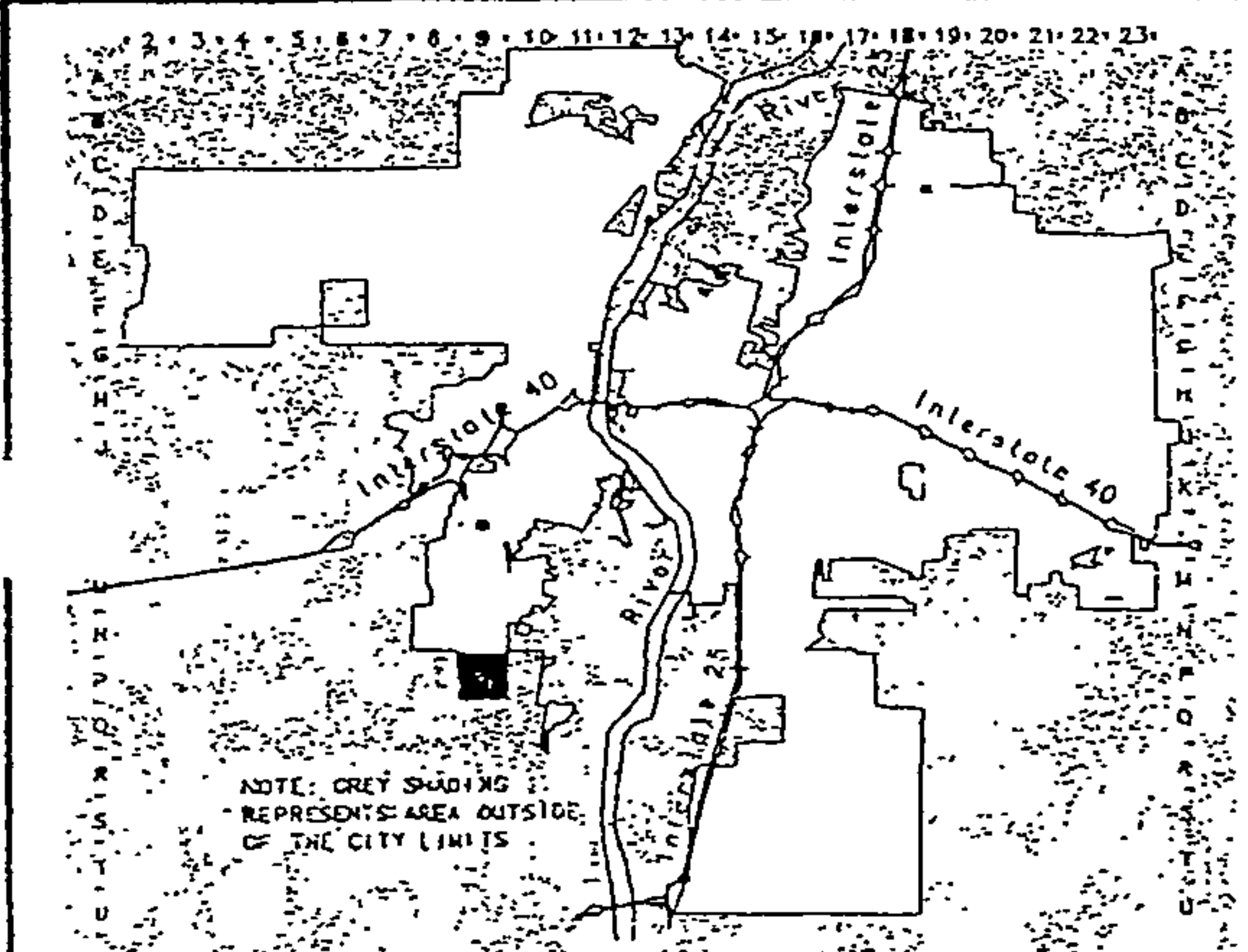
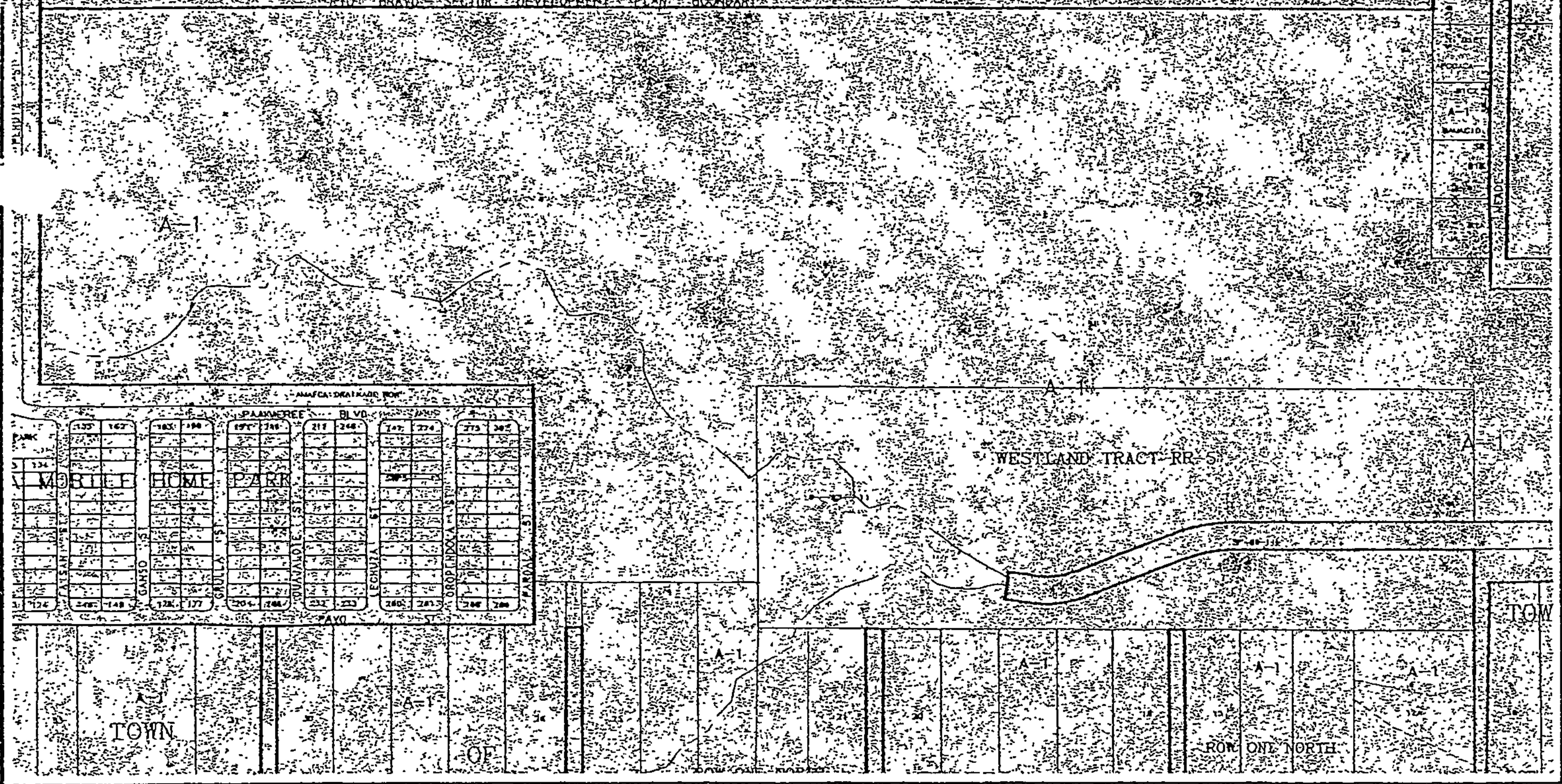
2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 27th day of August, 2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 708181.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless



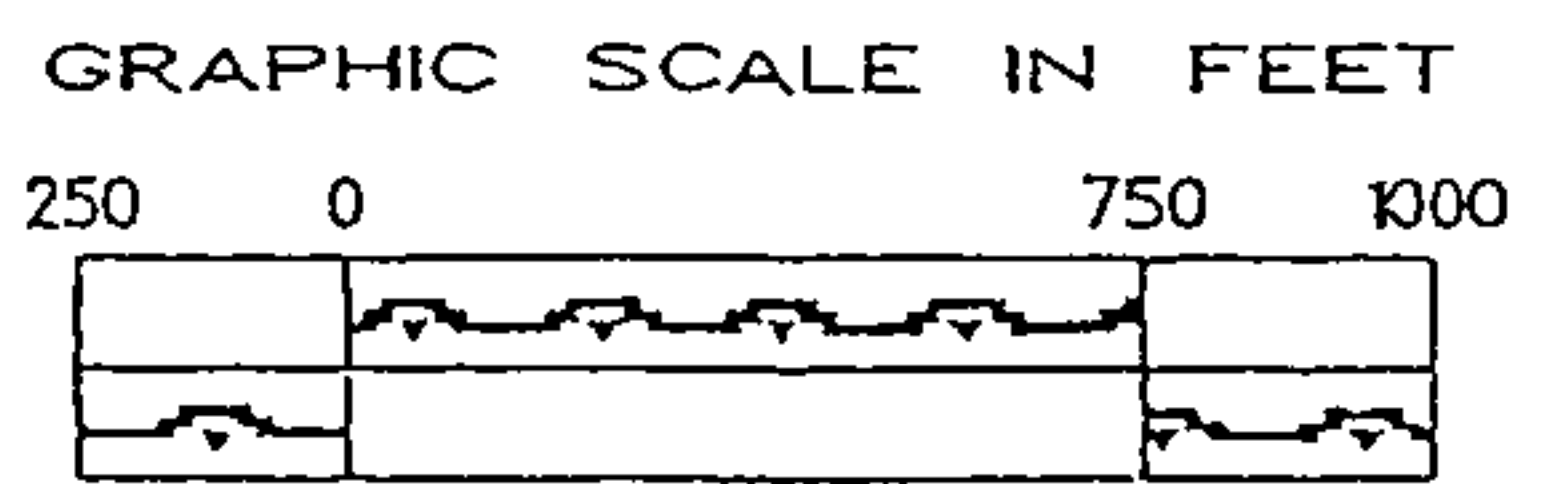


Project Site:
HIGHLANDS @ ANDERSON HILLS



CITY OF Albuquerque
A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT

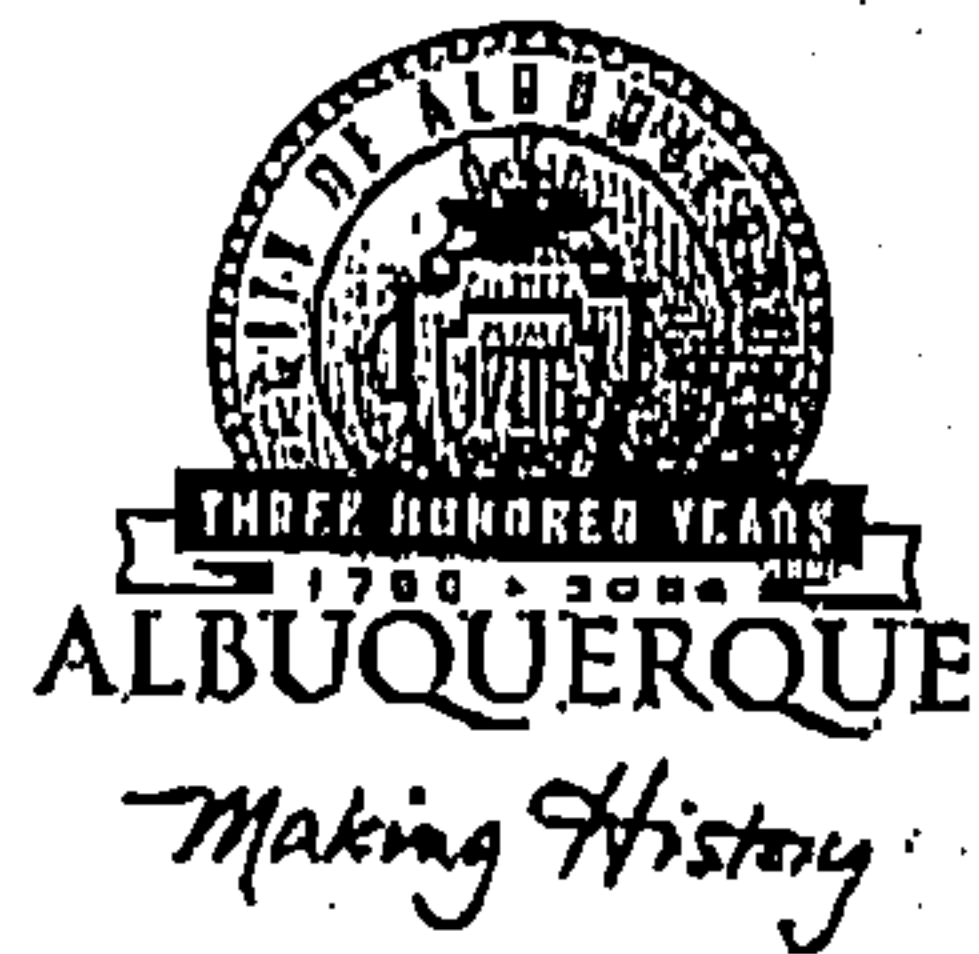
© Copyright 2003



Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

April 12, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on April 12, 2006:

CONTACT NAME: LISA ANGLADA
COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539
E-mail: goodwinengis@comcast.net

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT A-B ARROWWOOD RANCH DEVELOPMENT** zone map P-9.

Our records indicate that as of April 12, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(11/21/05)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

5. Project # 1002857

03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Public Easements
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SWK

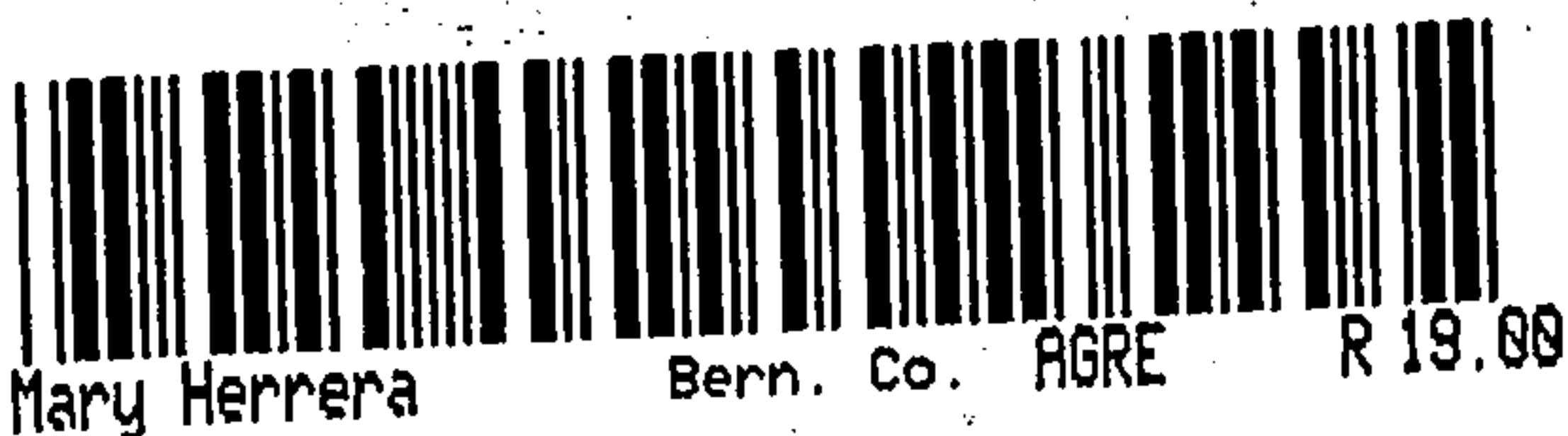
MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] [Deferred from 8/13/03] (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. The agent will be required to provide a cul-de-sac at the eastern terminus of Rio Largo.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.



2004081931
6995423
Page: 5 of 6
06/11/2004 03:44P
Bk-A79 Pg-1718

Current DRC

Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE HIGHLANDS AT ANDERSON HILLS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Date Submitted: 8-27-03

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 8-27-03

Date Preliminary Plat Expires: 8-27-04

DRB Project No.: 1002857

DRB Application No.: 03DRB 01200

2-5-04

3 7-26-05

ORIGINAL

ARROWOOD RANCH DEVELOPMENT, TRACTS 'A' AND 'B'

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #
B-3	708181
B-3	708181
B-3	708181
B-3	708181
B-3	708181
B-3	708181
B-3	708181
B-3	708181
B-3	708181
B-3	708181
B-3	708181
B-3	708181

Size	Type of Improvement	Location	From	To
30' FF	Art Pvmt, Std C&G, Median C&G, and 6' Sidewalk ² West Side Only	98 th St.	Dennis Chavez Blvd	Rio Rojo Ave.
Per Design	Art Pvmt	Dennis Chavez	98th St Intersection	
51' FF	Perm Res Pvmt, Std. C&G, and 4' Sidewalk ² South Sides	Rio Rojo Ave.	98 th St.	Rio Seco Dr.
36' 40' FF	Perm Res Pvmt, Std C&G, and 4' Sidewalk ² South Sides	Rio Rojo Ave.	Rio Seco Dr.	Rio Largo Dr.
28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Largo Dr.	Rio San Diego	Rio Canon Ave.
24' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² West Side Only	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.
28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.
28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac
24' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² South Side Only	Rio Canon Ave. Stub	Rio Linda Dr.	End of stub st.
28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.
28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Fonda Ave.	Rio Linda Dr.	Rio Plata Dr.

Private Inspector	City Inspector	City Cnst Engineer
DH 12/13	/	/
DH 12/13	/	/
DH 12/13	/	/
DH 12/13	/	/
DH 12/13	/	/
DH 12/13	/	/
DH 12/13	/	/
DH 12/13	/	/
DH 12/13	/	/
DH 12/13	/	/
DH 12/13	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-3	708181	28' FF	PAVING CONT. Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Fonda Ct.	Rio Fonda Ave.	End of Cul-de-sac	DH 12/13	1	1
B-3	708181	28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Plata Dr.	Rio Fonda Ave.	Rio Valle Ave.	DH 12/13	1	1
B-3	708181	24' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ South Side Only	Rio Valle Dr. Stub	Rio Valle Ave.	End of stub st.	DH 12/13	1	1
B-3	708181	28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Valle Ave.	Rio Plata Dr.	Rio Seco Dr.	DH 12/13	1	1
B-3	708181	28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ West Side Only	Rio Seco Dr.	Rio Valle Ave.	Rio Rojo Ave.	DH 12/13	1	1
B-3	708181	10'	Asphalt Trail	Tract 'A'	98 th Street	West Prop Line	DH 12/13	1	1
B-3	708181	Per Design	Residential Street Lights				DH 12/13	1	1
			WATER						
B-1	679581	12"-20"	Water line	Offsite Easements	Parcel 1	Gibson Blvd. (Exist 30"WL)	DH 12/13	1	1
B-3	708181	8" - 12"	Water line	Parcel 1	Offsite Easemts	Rio Largo Dr	DH 12/13	1	1
B-3	708181	6"	Water line	Esm't. Lot 48 Blk 9	Rio Seco	98 th St.	DH 12/13	1	1
B-3	708181	6"	Water line	Rio Seco	Rio Rojo	Rio Valle	DH 12/13	1	1
B-3	708181	6"	Water line	Rio Rojo Ave.	Rio Largo Dr.	Rio Seco	DH 12/13	1	1
B-3	708181	8"	Water line	Rio Largo Dr.	Parcel 1	Rio Canon Ave.	DH 12/13	1	1
B-3	708181	4"	Water line	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.	DH 12/13	1	1
B-3	708181	6"	Water line	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	DH 12/13	1	1
B-3	708181	4"	Water line	Rio Canon Ave. Stub	Rio Canon Ave.	End Stub Lot 25	DH 12/13	1	1
B-3	708181	6"	Water line	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	DH 12/13	1	1
B-3	708181	6"	Water line	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	DH 12/13	1	1

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
SANITARY SEWER									
B-3	708181	8"	Sanitary sewer	98 th St.	Dennis Chavez Blvd Exist SAS MH	Rio Rojo Ave.	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	Esm't. Lot 48 Blk 9	98 th St.	Rio Seco Dr.	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	Rio Seco Dr.	Rio Valle Ave.	Rio Rojo Ave.	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	Rio Valle Ave.	Rio Plata Dr.	Rio Seco Dr.	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	Rio Valle Ave. Stub	Rio Fonda Ct.	Rio Plata Dr.	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	Rio Plata Dr.	Rio Fonda Ave.	Rio Valle Ave.	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	Rio Fonda Ave.	Rio Linda Dr.	Rio Plata Dr.	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	Rio Fonda Ct.	Rio Fonda Ave.	End of Cul-de-sac	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	Rio Canon Stub	Rio Linda	Rio Fonda Ct.	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	Rio Largo Dr.	Rio Canon	Lot 1, Bk 9	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	Rio Rojo Ave.	135 ft west	Rio Linda Dr.	DH 12/13	/	/
B-3	708181	8"	Sanitary sewer	20' Public Easmt L12,B9	Rio Canon	West P.L.	DH 12/13	/	/
STORM SEWER									
	753981	Per Design	Rio Bravo Concrete Channel	Dennis Chavez R/W	Exist. Conc. Channel	West Prop. Line	/	/	/
B-3	708181	12'x6"	Concrete Box Culvert Concrete Box Culvert	98 th Street	at Dennis Chavez Blvd		DH 12/13	/	/
B-3	708181	18"-60"	Storm Sewer	98 th St. @	Dennis Chavez Blvd	Rio Rojo Ave.	DH 12/13	/	/
B-3	708181	18"-36"	Storm Sewer	Lot 48 Public Easement	98 th Street	Rio Valle	DH 12/13	/	/
B-3	708181	18"-30"	Storm Sewer	Rio Valle Ave.	Lot 48	Lot 34/35 Easement	DH 12/13	/	/
B-3	708181	18"-24"	Storm Sewer	Esm't. Lot 32 Blk 9	Rio Fonda Ct.	Rio Canon Ave.	DH 12/13	/	/

ORB # 1002739

ORIGINAL

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
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Size	Type of Improvement	Location	From	To
Per design	Engineer's Certification for Grading and Drainage Required for release of financial guarantees. <i>(to include Tract B)</i>			
Per design	Temporary pond with Private Drainage Covenant in Parcel not needed due to <i>Anderson Hts grading</i>			
Per design	Temporary Private Diversion Ditch/Swale West Boundary <i>replaced w/ property wall</i> w/ Private Drainage Facility Drainage Gov (Unplatted Lands of Westland Development Co. Inc.) <i>and swale certified on</i>			
Per Design	Perimeter Pond to <i>graded w/ (and certified by) Anderson Hts</i>			

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/

- LOMR (RTI) pending by FEMA. Approval required prior to release of financial guaranty.
- All internal sidewalks to be deferred
- Sanitary sewer manholes should not be deeper than 20'.
- These items may be financially guaranteed and built with The Meadows (DRB 1002856) and The Mesa (DRB 1002858)

5 Per design Parks & Recreation Department letter of acceptance required for the park development for release of financial guarantee

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Mark Goodwin & Assoc. PA
FIRM

Sharon Maken 8/27/03 DRB CHAIR - date
Christina Sandoval 8/27/03 PARKS & GENERAL SERVICES - date

Diane Hoelzer PE
NAME (print)

Diane Hoelzer 8-27-03
SIGNATURE date

R. D. ... 8-27-03
TRANSPORTATION DEVELOPMENT - date

Roger ... 8/27/03
UTILITY DEVELOPMENT - date

Brad D. Bisher 8/27/03
CITY ENGINEER - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
	01/26/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>Diane Hoelzer</i>
	2/5/04	<i>[Signature]</i>	<i>Christina Sandoval</i>	<i>Bill ...</i>
	7/26/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>Diane Hoelzer</i>

(County Requirements) Per letter sheet 5 of 5
off site mitigation - see sheet 5 of 5. These improvements are to be financially guaranteed w/city, not to be released until a letter from the County is obtained concurring w/the release of the financial guarantees.

ORIGINAL

Project # 1002857

101

101

071

Terry O. Brown, P.E.

P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Voice
(303) 942-3600 - FAX
e-mail: tobe@swcp.com



Tuesday, August 19, 2003

Nathan Masek

Bernalillo County Public Works Dept.
2400 Broadway SE Bldg.
Albuquerque, NM 87102

Re: Anderson Hills Subdivision, Phase 1 (431 lots)

Dear Nathan:

Following is the proposed language for the transportation portion of the infrastructure list for Anderson Hills Subdivision, Phase 1:

- * **Rio Bravo Blvd. / Isleta Blvd.** - Construct westbound dual left turn lanes on Rio Bravo Blvd. at Isleta Blvd and modify southbound lanes on Isleta Blvd. south of Rio Bravo Blvd. to provide optimum length of dual southbound lanes.
- * **Rio Bravo Blvd. / I-25 East Ramp** - Construct eastbound dual left turn lanes on Rio Bravo Blvd and modify northbound I-25 on-ramp as necessary.
- * **Rio Bravo Blvd. / 98th St.** - Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at 98th St.
- * **Rio Bravo Blvd. / Unser Blvd.** - Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at Unser Blvd.

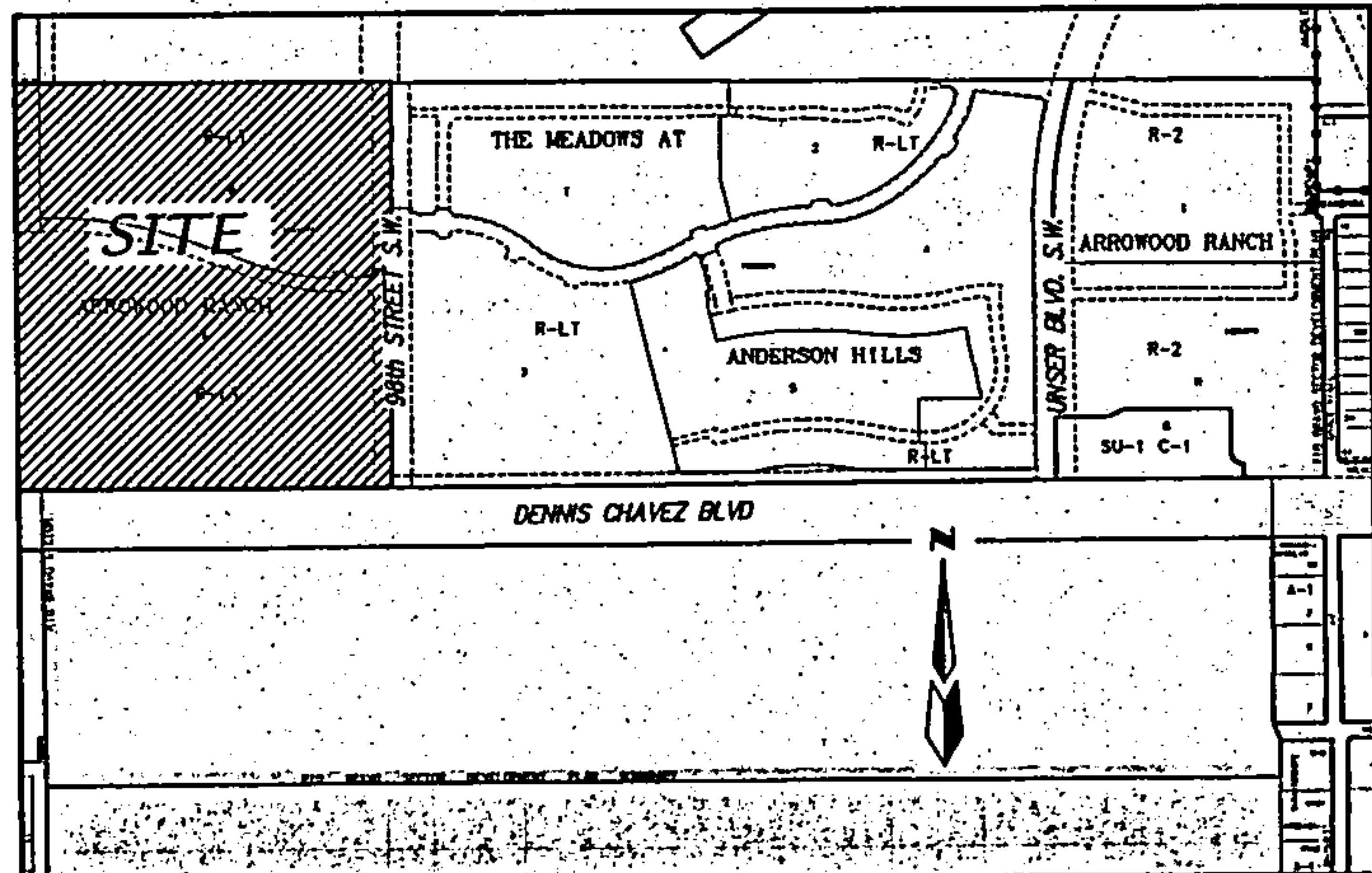
Would you please indicate your concurrence with the proposed language and requirements by signing below? Also, if you have comments regarding the language, please call me.

Please call if you have questions or need additional information.

Sincerely Yours,

Terry O. Brown

Concurrence: _____
Nathan Masek



LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide 2 Existing Tracts into 6 Tracts and 94 Residential lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Dedicate Public Park as shown hereon.
5. Vacate Easements as shown hereon.



PLAT FOR
THE HIGHLANDS AT ANDERSON HILLS
 UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 8, 9 & 10
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2004

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002857

Application Number: 01-00879

PLAT APPROVAL

Utility Approvals:

<u>General J. Marks</u>	6-10-04
PNM Electric Services	Date
<u>Leah G. Marks</u>	6-10-04
PNM Gas Services	Date
<u>David P. Muller</u>	6-8-04
Qwest	Date
<u>Robert Martinez</u>	6-10-04
Comcast	Date

City Approvals:

<u>[Signature]</u>	5-17-04
City Surveyor	Date
<u>N.A.</u>	
Real Property Division	Date
<u>[Signature]</u>	6-9-04
Traffic Engineering, Transportation Division	Date
<u>Roger A. Green</u>	6/9/04
Utilities Development	Date
<u>Christina Sandoval</u>	6/9/04
Parks and Recreation Department	Date
<u>Brad L. Babin</u>	6/9/04
AMAFCA	Date
<u>Brad L. Babin</u>	6/9/04
City Engineer	Date
<u>Dorian Makorn</u>	6/9/04
CRB Chairperson, Planning Department	Date

LOCATION MAP

ZONE ATLAS N-9-Z & P-9-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage: 61.7470 Ac.
 Zone Atlas No.: N-9-Z & P-9-Z
 No. of Existing Tracts: 2 Tracts
 No. of Tracts/Lots created: 6 Tracts/94 Lots
 No. of Tracts eliminated: 2 Tracts
 Miles of full width streets created: 1.03
 Miles of half width streets created: 0.22
 Street Area dedicated to the City of Albuquerque: 8.2356 Ac.
 Date of Survey: October, 2002
 Utility Control Location System Log Number: 2002450460
 Zoning: RLT

FREE CONSENT AND DEDICATION:

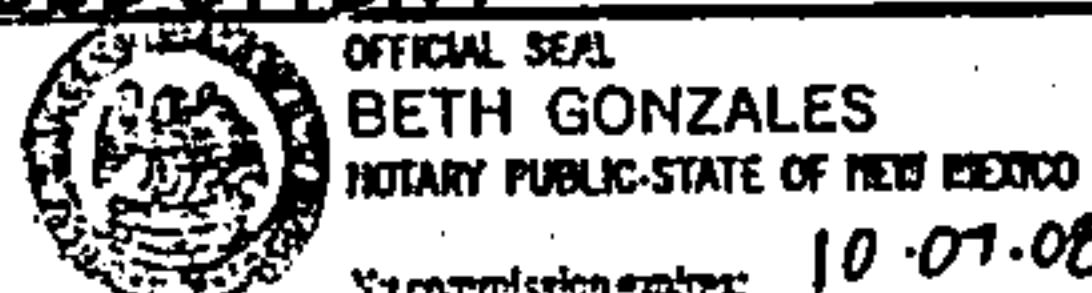
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways and parks shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: ANDERSON HILLS, LLC
 A New Mexico Limited Liability Company

BY: Robert Lupton 05-17-2004
 Robert Lupton, Manager DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO



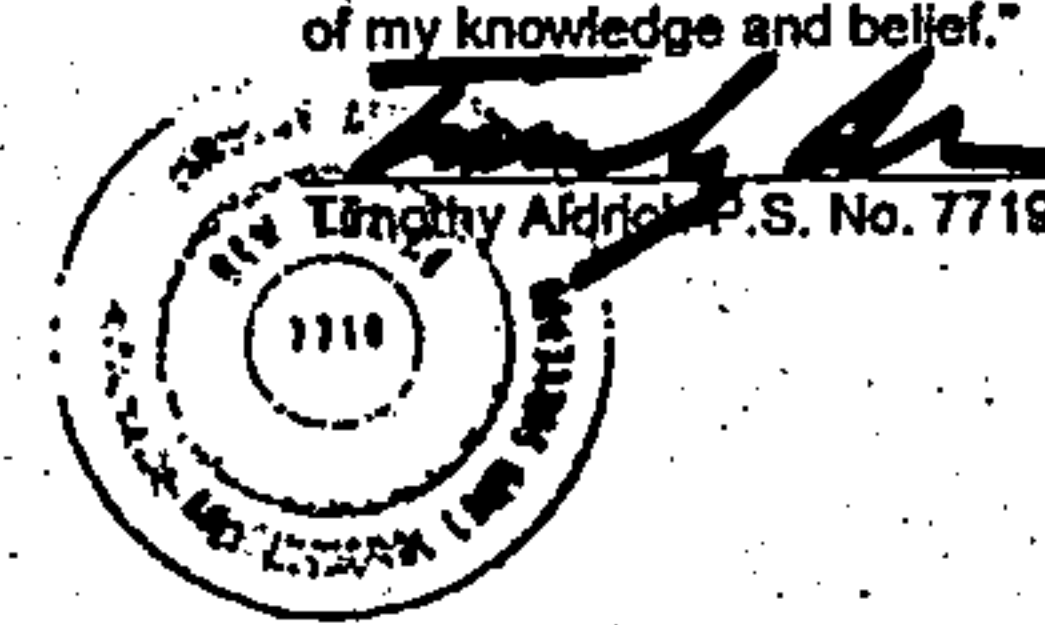
This instrument was acknowledged before me on May 17, 2004
 By Robert Lupton, Manager of ANDERSON HILLS, LLC A New Mexico Limited Liability Company on behalf of said Company.

Beth Gonzales 10-07-08
 NOTARY PUBLIC MY COMMISSION EXPIRES

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # 100905301548020102, 100905307534020101
 PROPERTY OWNER OF RECORD:
Blackside Holdings LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature]

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."



05-17-04
 Date

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: SHEET1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet of 8
Scale: N/A	Date: 05/12/04	Job: A02106	1

NOTES:

- 1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and distances in parenthesis are record.
- 4. Basis of boundary are the following plats of record entitled:

BULK LAND PLAT OF "ARROWOOD RANCH DEVELOPMENT, TRACTS A THRU I", (12-06-02, 02C-390)

PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)

AMOLE-HUBBELL-BORREGA "DRAINAGE RIGHTS-OF-WAY (05-26-89, C39-59)

PLAT OF "LARRY VIGIL WEST", (06-20-85, C27-123)

all being records of Bernalillo County, New Mexico.

- 5. Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
- 6. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).
- 7. DISCLOSURE STATEMENT FOR EXISTING PNM GAS LINE:
With the exception of areas located within the future rights-of-way of Unser Boulevard, SW and 98th Street, SW., The southeast corner of tract H and a future sanitary sewer crossing located approximately 470 feet west of the southwest corner of tract 14, any improvements encroaching into existing PNM natural gas line easements shall not interfere with nor inhibit PNM's ability to operate and maintain its gas line facilities. The property owner or person or business responsible for any encroachment shall pay for all PNM utility relocations or modifications caused by such easement encroachments.
- 8. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (?) and will be marked by (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
- 9. No individual lots shall be allowed direct access to Dennis Chavez Boulevard S.W. and 98th St. S.W.
- 10. All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
- 11. Tracts C thru F are to provide an additional 7' wide landscape area to be owned and maintained by the Anderson Hills Home Owners Association. These tracts will also be encumbered with a blanket 7' wide PUE and public access and sidewalk easement.
- 12. Tract "A" is to be owned and landscape maintained by the Anderson Hills Homeowners Association.

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- 2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
- 3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- 4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

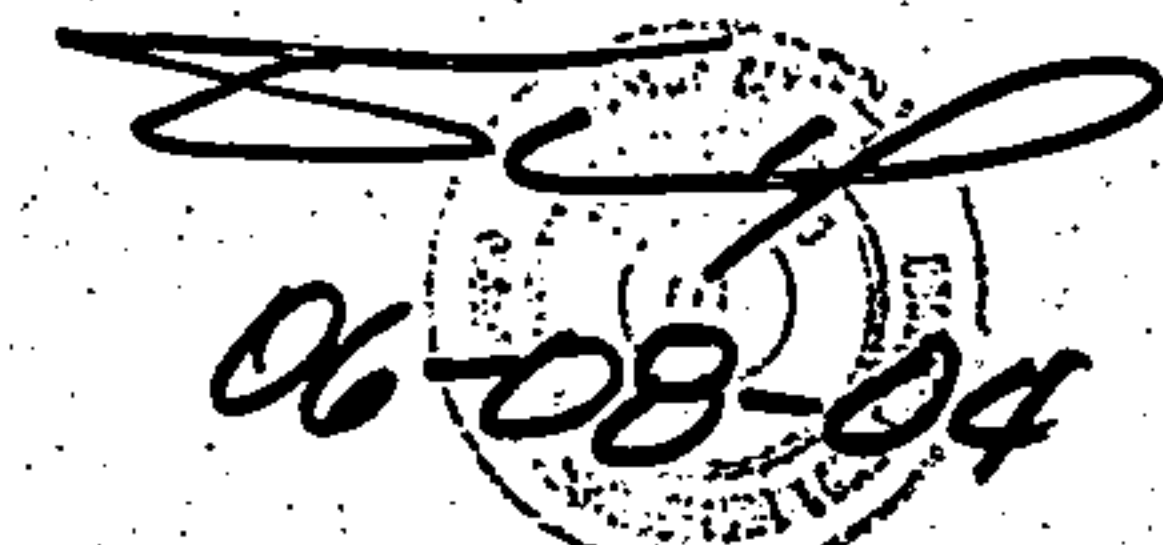
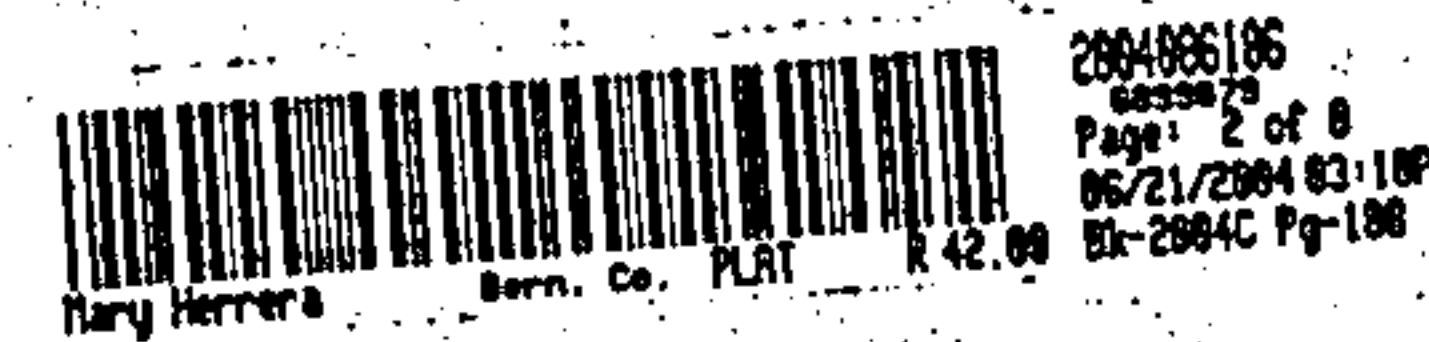
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACTS A THRU B, ARROWOOD RANCH DEVELOPMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 6, 2002 in Book 2002C, Page 390 and containing 61.7470 acres more or less.

PLAT FOR
THE HIGHLANDS AT ANDERSON HILLS
UNIT 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 8, 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2004



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: SHEET2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 8
Scale: N/A	Date: 06/03/04	Job: A02106	

F:\A02JOB5\A2106\ANV\FINAL PLAT\HIGHLANDS U-1\SHEET2.dwg

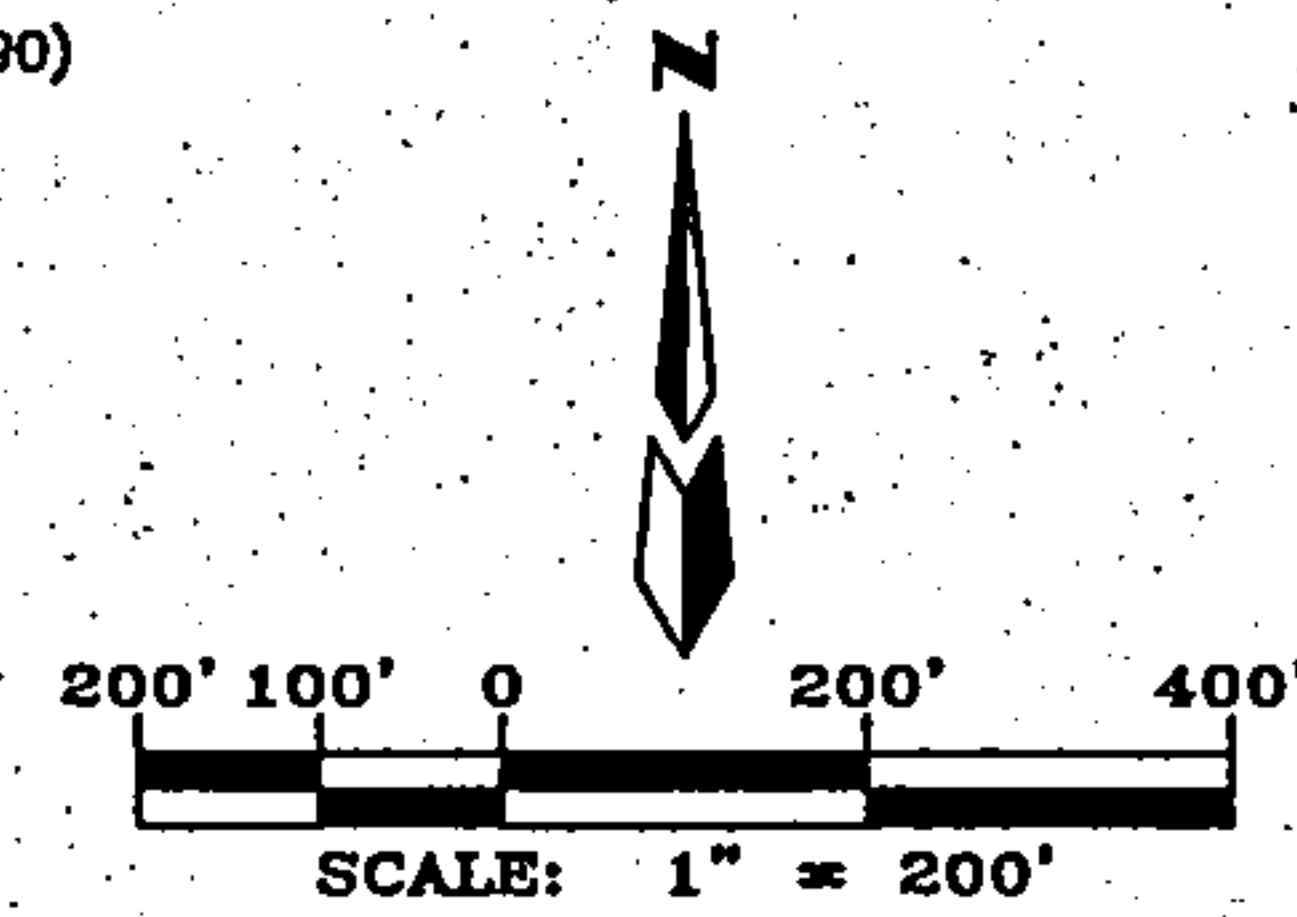
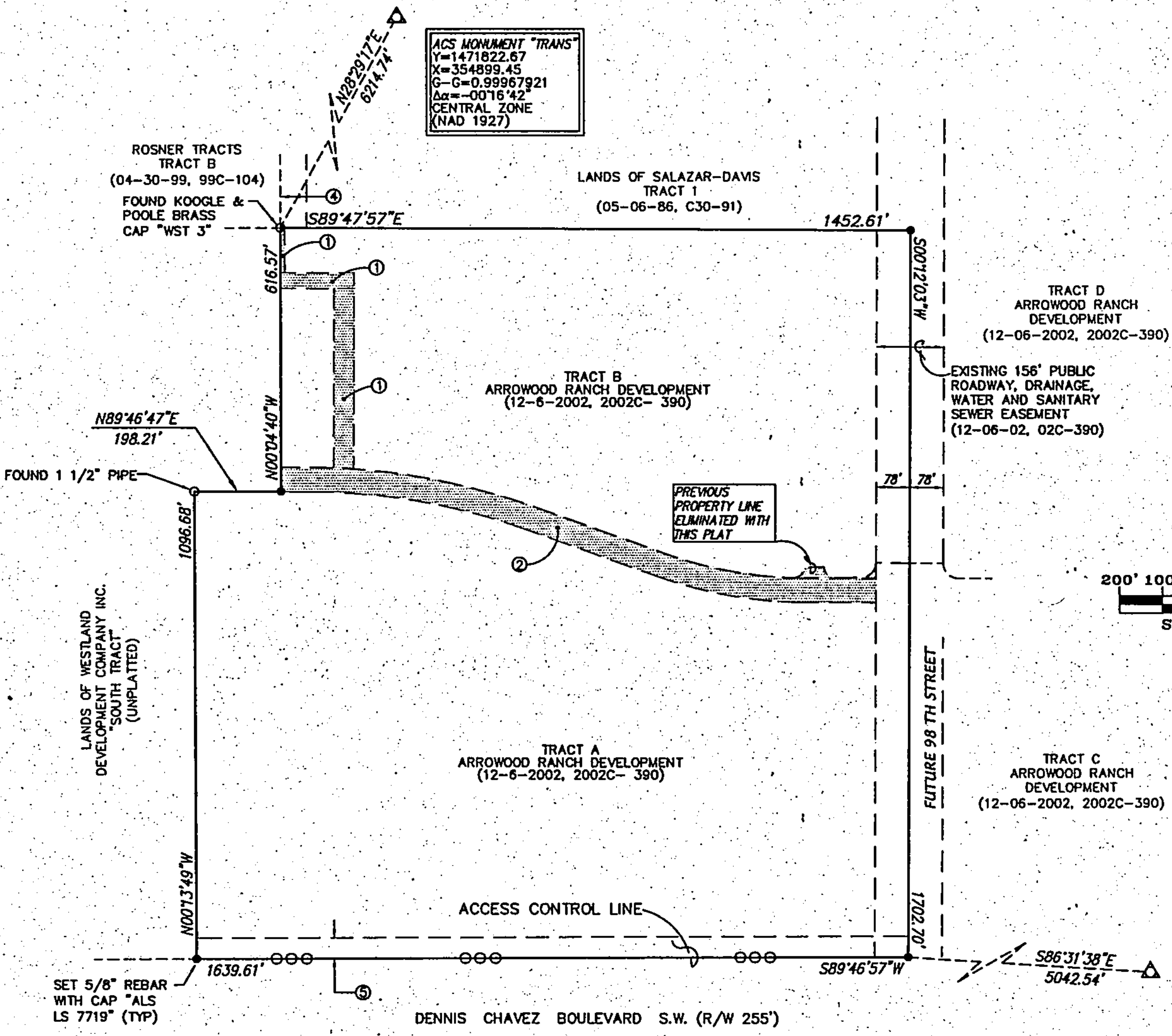
PLAT FOR
THE HIGHLANDS AT ANDERSON HILLS
UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 8, 9 & 10
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2004



ACS MONUMENT "TRANS"
 Y=1471822.67
 X=354899.45
 G-G=0.99967921
 Δα=-00°16'42"
 CENTRAL ZONE
 (NAD 1927)

EASEMENTS

- ① EXISTING PUBLIC WATERLINE EASEMENT
 (12-06-02, BK. 2002C-390)
 VACATED BY: **Q3DRB-01202**
- ② EXISTING PUBLIC ROADWAY, WATER AND
 SANITARY SEWER EASEMENT
 (12-06-02, BK. 2002C-390)
 VACATED BY: **Q3DRB-01203**
- ③ EXISTING PUBLIC DRAINAGE, WATER AND
 SANITARY SEWER EASEMENT
 (12-06-02, BK. 2002C-390)
 VACATED BY: **Q3DRB-01201**
- ④ EXISTING 60' PUBLIC INGRESS/EGRESS,
 WATER AND SANITARY SEWER EASEMENT
 (04-17-01, BK.A18 - PG.456)
- ⑤ EXISTING 50' QUITCLAIM EASEMENT FOR
 PNM GAS PIPELINE (03-27-00, A3-9161)



LEGEND



ACS MONUMENT "2-P10"
 Y=1,464,349.24
 X= 358,414.13
 G-G=0.9996842
 Δα=-00°16'16"
 CENTRAL ZONE
 (NAD 1927)

Stephen
 06-08-04

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: SHEET3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 8
Scale: 1"=200'	Date: 06/03/04	Job: A02106	

F:\A02085\2106\A\FINAL PLAT\HIGHLANDS U-1\1\SHEET3.dwg

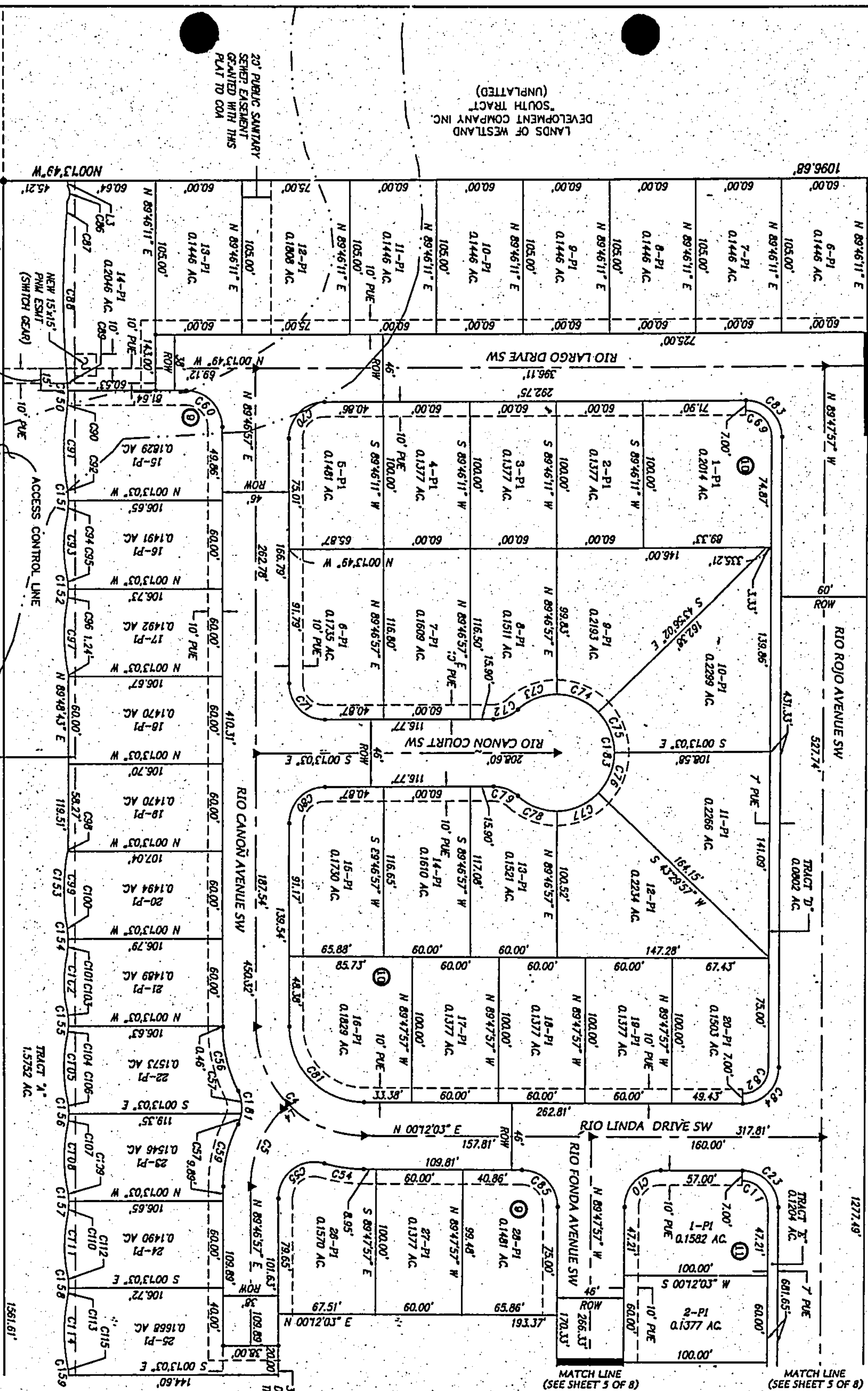
SEE SHEET 8 OF 8 FOR CURVE TABLE

(SEE SHEET 6 OF 8)
MATCH LINE

- LEGEND**
- 63-PI LOT NUMBER
 - ⊙ BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - ROW RIGHT-OF-WAY
 - DEDICATED WITH THIS PLAT
 - PUE PUBLIC UTILITY EASEMENT
 - GRANTED WITH THIS PLAT
 - SWE SIDEWALK EASEMENT
 - GRANTED WITH THIS PLAT

**PLAT FOR
THE HIGHLANDS AT ANDERSON HILLS
UNIT 1**

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 8, 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2004



SET 5/8" REBAR WITH CAP "ALS LS 7719" (TTP)

15' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT

DENNIS CHAVEZ BOULEVARD S.W. (EXIST 255' ROW) FLOOD PLAIN LIMITS

EXISTING 50' OUTCROP EASEMENT FOR PNM GAS PIPELINE (03-27-00, A3-9161)

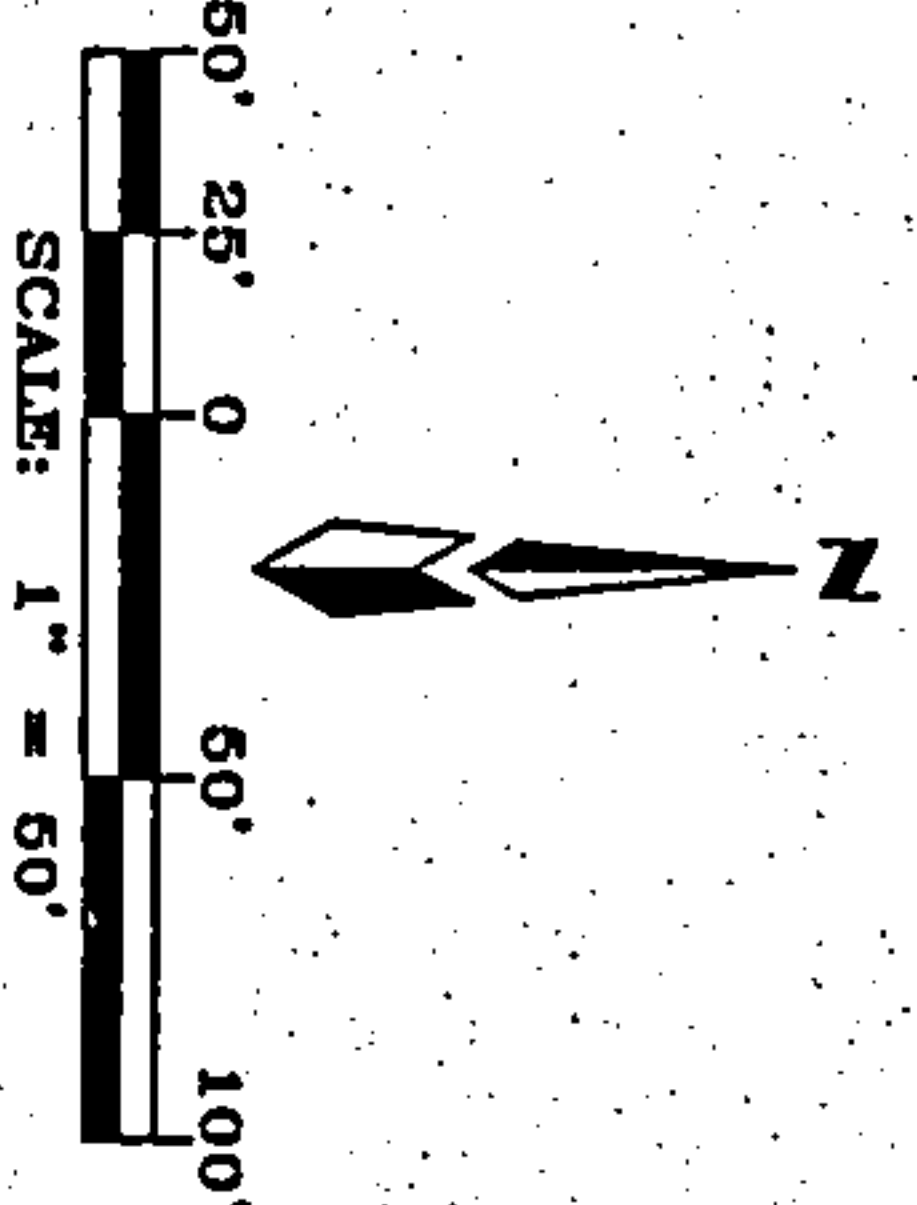
LIMITS OF FEMA FLOODPLAIN UNTIL SUCH TIME THAT THE LUMP IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED BY THE MORTGAGE COMPANY.

LANDS OF WESTLAND DEVELOPMENT COMPANY INC. (UNPLATTED) SOUTH TRACT

20' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT TO COA

20' PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT

SPECIAL NOTE FOR LOTS 14-PI THRU 25-PI, BLOCK 9 THESE LOTS ARE ENCUMBERED BY A PORTION OF THE 50' PNM GASLINE EASEMENT. OWNERS OF THESE LOTS SHALL NOT PLACE ANY IMPROVEMENTS WITHIN ANY PART OF THE PNM GASLINE EASEMENT.



Dwg: BASEDwg	Drawn: RICHARD	Checked: ALS	Sheet 4 of 8
Scale: AS SHOWN	Date: 06/15/04	Job: A02106	

ADIRICH LAND SURVEYING

P.O. BOX 30701, ALBUQ., N.M. 87190
505-884-1990

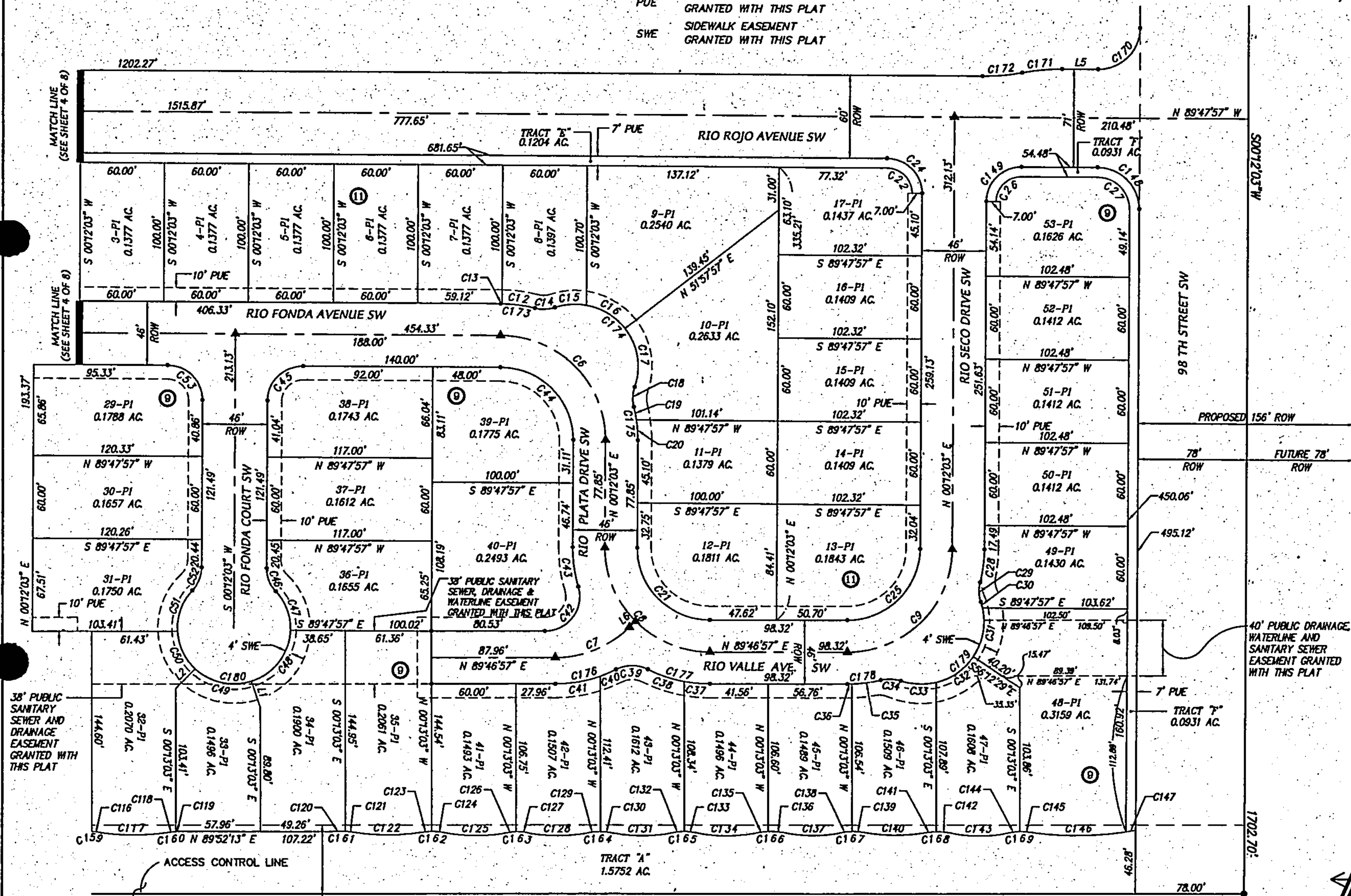
PLAT FOR
THE HIGHLANDS AT ANDERSON HILLS
UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 8, 9 & 10
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2004

LEGEND

- 53-PI LOT NUMBER
- ⊙ BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY DEDICATED WITH THIS PLAT
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
- SWE SIDEWALK EASEMENT GRANTED WITH THIS PLAT

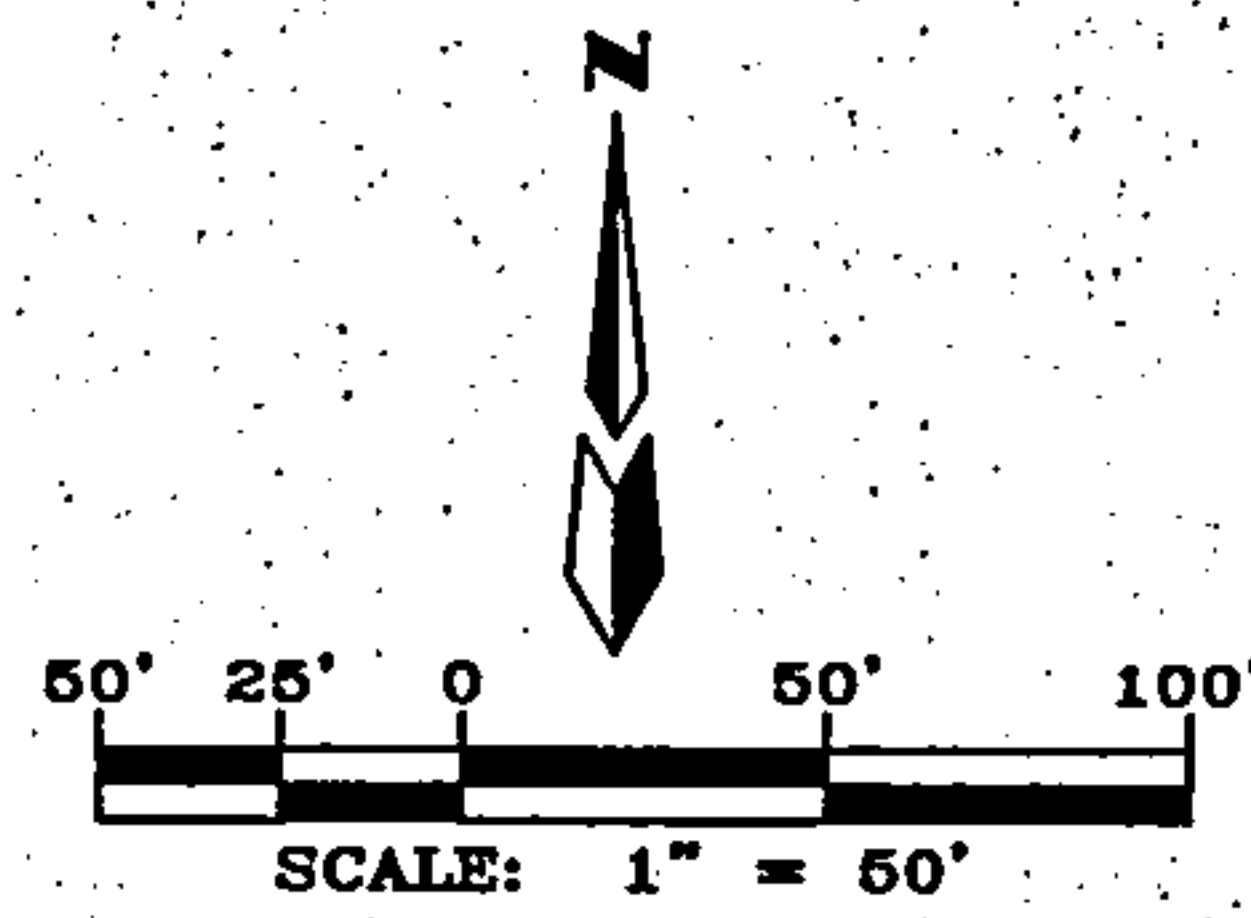


SEE SHEET 8 OF 8 FOR CURVE TABLE



TRACT C
 ARROWOOD RANCH DEVELOPMENT
 (12-06-2002, 2002C-390)

Tom L...
 06-10-04



40' PUBLIC DRAINAGE WATERLINE AND SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT

38' PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT

EXISTING 50' QUITCLAIM EASEMENT FOR PNM GAS PIPELINE (03-27-00, A3-9161)

SPECIAL NOTE FOR LOTS 32-PI THRU 35-PI AND 41-PI THRU 48-PI, BLOCK 9 THESE LOTS ARE ENCUMBERED BY A PORTION OF THE 50' PNM GASLINE EASEMENT. OWNERS OF THESE LOTS SHALL NOT PLACE ANY IMPROVEMENTS WITHIN ANY PART OF THE PNM GASLINE EASEMENT.

78.00'
 S89°46'57"W
 SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

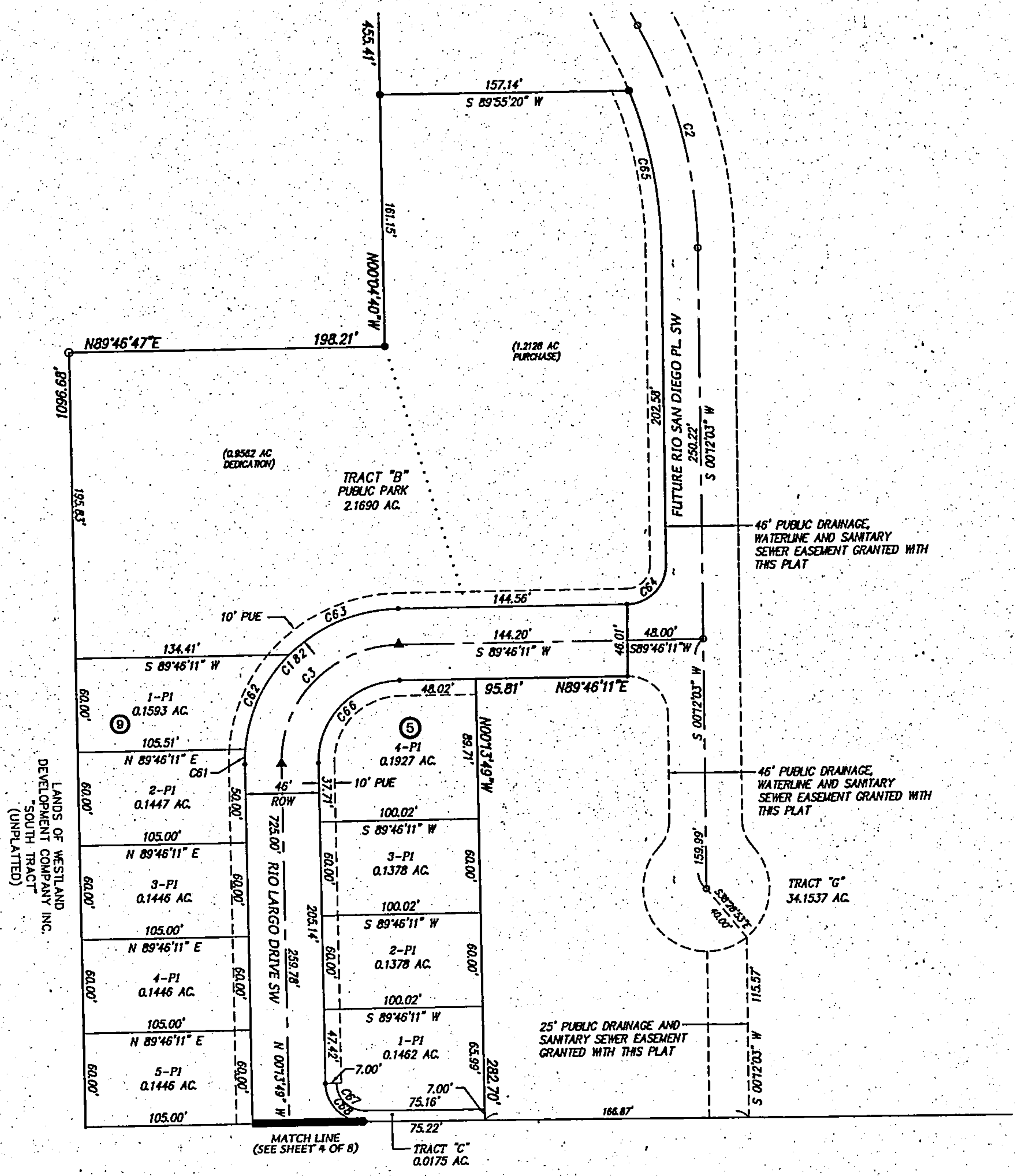
DENNIS CHAVEZ BOULEVARD S.W. (R/W 255')

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

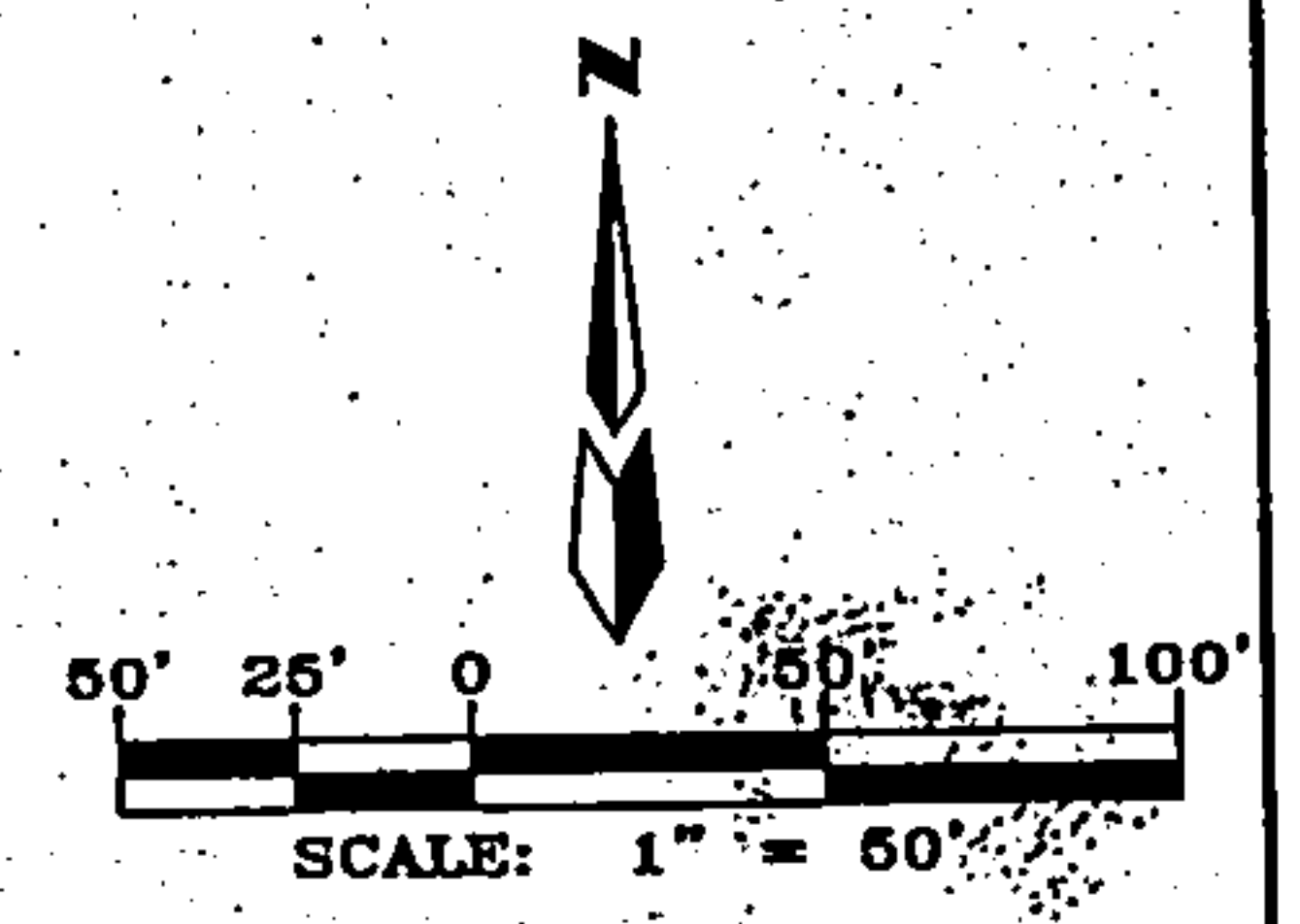
Dwg: BASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 8
Scale: AS SHOWN	Date: 06/08/04	Job: A02106	

PLAT FOR
THE HIGHLANDS AT ANDERSON HILLS
 UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 8, 9 & 10
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2004



LEGEND

- 53-PI LOT NUMBER
- Ⓢ BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW DEDICATED WITH THIS PLAT
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
- SWE SIDEWALK EASEMENT GRANTED WITH THIS PLAT



Tracy
 05-17-04

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

SEE SHEET 8 OF 8 FOR CURVE TABLE

Dwg: BASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 8
Scale: AS SHOWN	Date: 05/12/04	Job: A02106	

260486186
 05/21/2004 03:10P
 Page: 7 of 8
 06/21/2004 03:10P
 BK-2604C Pg-188
 Harry Herrera Bern. Co. PLR1 K 42.00

PLAT FOR
THE HIGHLANDS AT ANDERSON HILLS
UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 8, 9 & 10
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2004

ROSNER TRACTS
 TRACT B
 (04-30-99, 99C-104)

EXISTING 60' PUBLIC
 INGRESS/EGRESS, WATER AND
 SANITARY SEWER EASEMENT
 (04-17-01, BK.A18 - PG.456)

TRACT A
 LANDS OF SALAZAR FAMILY TRUST
 SALAZAR CUATRO TRUST
 JSJ INVESTMENT COMPANY
 ANF FALBA HANNET
 (07-23-03, 2003C-223)

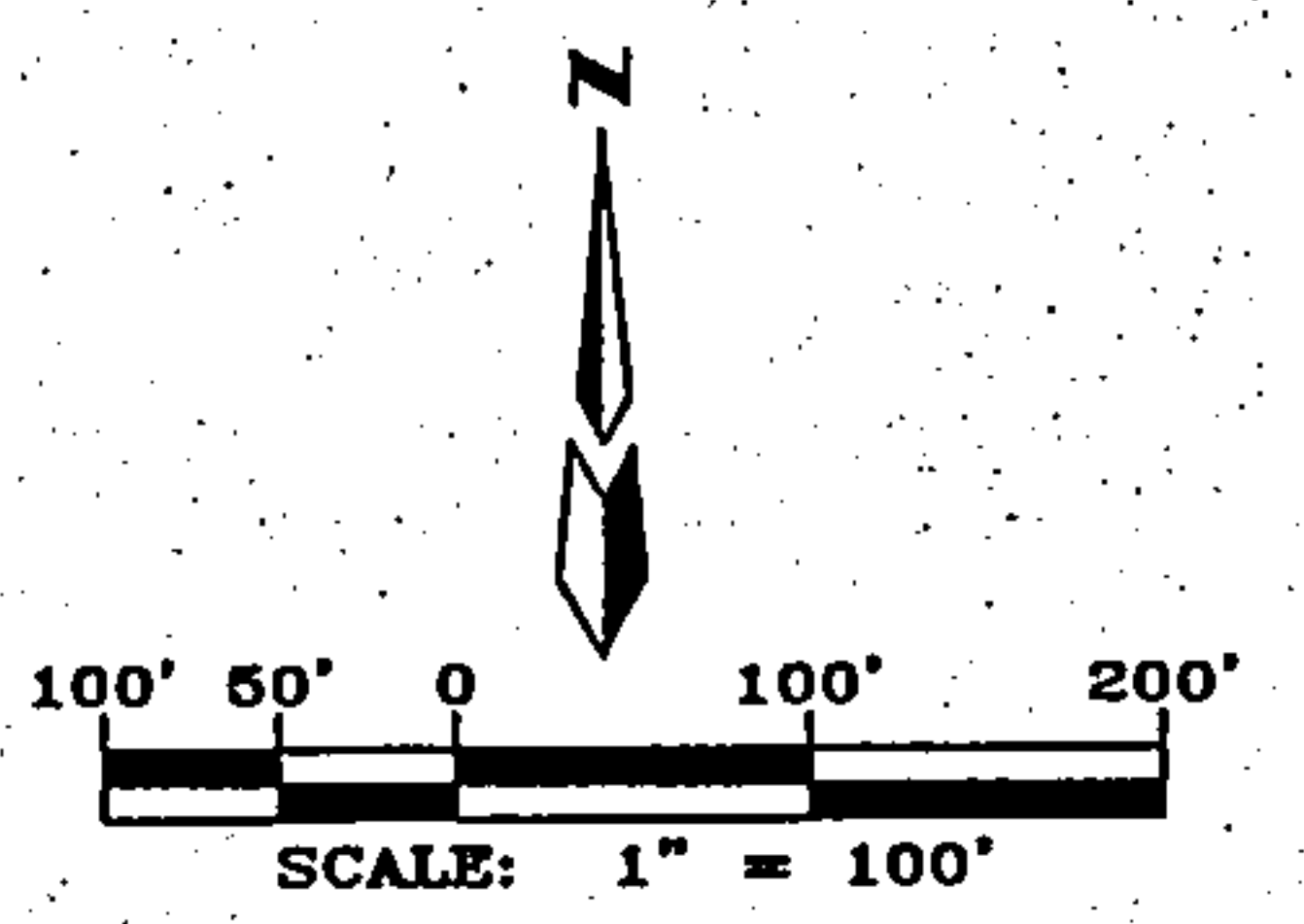
TRACT D
 ARROWOOD RANCH
 DEVELOPMENT
 (12-06-2002, 2002C-390)

EXISTING PUBLIC ROADWAY, DRAINAGE,
 WATER AND SANITARY SEWER EASEMENT
 (12-06-02, 02C-390)

LANDS OF WESTLAND
 DEVELOPMENT COMPANY INC.
 "SOUTH TRACT"
 (UNPLATTED)

TRACT "B"
 PUBLIC PARK
 2,1690 AC.
 (0.9562 AC
 DEDICATION)

TRACT "G"
 34.1537 AC.



TRACT C
 ARROWOOD RANCH
 DEVELOPMENT
 (12-06-2002, 2002C-390)

Steph
 06-08-04
 (Professional Surveyor Seal)

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

SHEET 6 OF 8

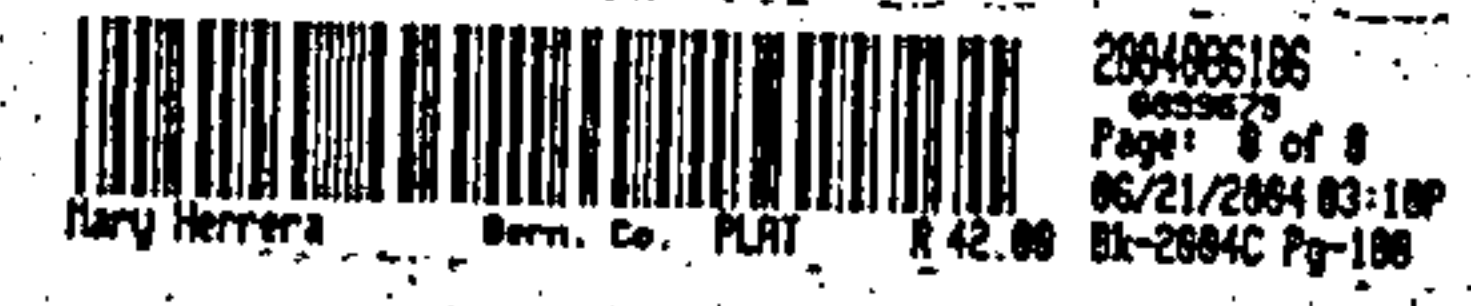
SHEET 4 OF 8

SHEET 5 OF 8

Dwg: SHEET4.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 7 of 8
Scale: AS SHOWN	Date: 06/03/04	Job: A02106	

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PLAT FOR
THE HIGHLANDS AT ANDERSON HILLS
UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 8, 9 & 10
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2004



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	147.13	300.00	28°05'57"	75.07	S14°07'39"E	145.66
C2	148.59	300.00	28°22'41"	75.85	N13°59'17"W	147.07
C3	117.81	75.00	90°00'00"	75.00	S44°46'11"W	106.07
C4	117.26	75.00	89°34'54"	74.45	N44°59'30"E	105.68
C5	59.18	75.00	45°12'33"	31.23	S67°36'46"E	57.66
C6	117.81	75.00	90°00'00"	75.00	N44°47'57"W	106.07
C7	58.63	75.00	44°47'27"	30.91	N67°23'14"E	57.15
C8	118.36	75.00	90°25'06"	75.55	S45°00'30"E	106.45
C9	117.26	75.00	89°34'54"	74.45	N44°59'30"E	105.68
C10	39.27	25.00	90°00'00"	25.00	S44°47'57"E	35.36
C11	28.27	18.00	90°00'00"	18.00	S45°12'03"W	25.46
C12	23.50	98.00	13°44'24"	11.81	N82°24'51"W	23.45
C13	0.88	98.00	0°30'53"	0.44	N89°32'30"W	0.88
C14	14.48	25.00	33°11'18"	7.45	N87°51'42"E	14.28
C15	22.79	45.00	29°01'09"	11.65	S85°46'39"W	22.55
C16	32.93	45.00	41°55'35"	17.24	N58°45'00"W	32.20
C17	44.71	45.00	56°55'16"	24.39	N09°19'35"W	42.89
C18	14.48	25.00	33°11'18"	7.45	S02°32'24"W	14.28
C19	9.42	98.00	5°30'29"	4.71	N11°18'00"W	9.42
C20	14.96	98.00	8°44'49"	7.49	N04°10'21"W	14.95
C21	82.06	52.00	90°25'06"	52.38	S45°00'30"E	73.81
C22	28.27	18.00	90°00'00"	18.00	N44°47'57"W	25.46
C23	39.27	25.00	90°00'00"	25.00	S45°12'03"W	35.36
C24	39.27	25.00	90°00'00"	25.00	N44°47'57"W	35.36
C25	81.30	52.00	89°34'54"	51.62	N44°59'30"E	73.27
C26	28.27	18.00	90°00'00"	18.00	S45°12'03"W	25.46
C27	36.13	23.00	90°00'00"	23.00	N44°47'57"W	32.53
C28	24.20	98.00	14°08'55"	12.16	N07°16'30"E	24.14
C29	14.37	25.00	32°56'24"	7.39	S02°07'14"E	14.18
C30	4.57	45.00	5°49'02"	2.29	N15°40'55"W	4.57
C31	36.57	45.00	46°33'56"	19.36	N10°30'33"E	35.57
C32	33.25	45.00	42°19'59"	17.42	N54°57'31"E	32.50
C33	25.49	45.00	32°26'57"	13.09	S67°39'02"E	25.15
C34	14.37	25.00	32°56'24"	7.39	N87°53'45"W	14.18
C35	20.96	98.00	12°15'14"	10.52	N81°45'40"E	20.92
C36	3.24	98.00	1°53'40"	1.62	N88°50'07"E	3.24
C37	18.55	98.00	10°50'49"	9.30	S84°47'38"E	18.52
C38	27.53	98.00	16°05'35"	13.85	S71°19'27"E	27.44
C39	23.71	25.00	54°20'14"	12.83	S89°33'14"W	22.83
C40	12.25	94.00	7°28'01"	6.13	N66°07'07"E	12.24
C41	32.70	94.00	19°55'49"	16.52	N79°49'03"E	32.53
C42	46.48	25.00	106°31'56"	33.50	N36°31'00"E	40.07
C43	28.99	98.00	16°57'01"	14.60	S08°16'28"E	28.89
C44	81.68	52.00	90°00'00"	52.00	N44°47'57"W	73.54
C45	39.27	25.00	90°00'00"	25.00	S45°12'03"W	35.36
C46	18.32	24.50	42°50'50"	9.61	S21°13'22"E	17.90
C47	30.80	39.24	44°58'02"	16.24	N20°09'45"W	30.02
C48	48.75	40.00	69°49'26"	27.92	N36°47'08"E	45.79
C49	43.06	40.00	61°40'52"	23.88	S77°27'43"E	41.01
C50	30.21	40.00	43°15'59"	15.86	S24°59'18"E	29.49
C51	32.08	40.00	45°57'19"	16.96	S19°37'21"W	31.23
C52	18.50	25.00	42°23'58"	9.70	N21°24'02"E	18.08
C53	39.27	25.00	90°00'00"	25.00	N44°47'57"W	35.36
C54	27.56	98.00	16°06'50"	13.87	N08°15'28"E	27.47
C55	46.48	25.00	106°31'56"	33.50	S36°57'05"E	40.07
C56	45.70	98.00	26°43'13"	23.27	N78°25'21"E	45.29
C57	15.92	25.00	36°28'50"	8.24	S81°18'09"W	15.65
C58	7.60	25.00	17°24'50"	3.83	N71°45'01"W	7.57
C59	44.58	94.00	27°10'27"	22.72	S76°37'49"E	44.17
C60	39.28	25.00	90°00'46"	25.01	S44°46'34"W	35.36
C61	10.02	98.00	5°51'24"	5.01	S02°41'53"W	10.01
C62	67.95	98.00	39°43'41"	35.41	S25°29'26"W	66.60
C63	75.97	98.00	44°24'55"	40.01	S67°33'43"W	74.08
C64	39.08	25.00	89°34'08"	24.81	N44°59'07"E	35.22
C65	103.38	277.00	21°23'03"	52.30	N10°29'29"W	102.78

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C66	81.68	52.00	90°00'00"	52.00	S44°46'11"W	73.54
C67	28.14	18.00	89°34'08"	17.87	S45°00'53"E	25.36
C68	39.08	25.00	89°34'08"	24.81	S45°00'53"E	35.22
C69	28.41	18.00	90°25'52"	18.14	S44°59'07"W	25.55
C70	39.26	25.00	89°59'14"	24.99	S45°13'26"E	35.35
C71	39.27	25.00	90°00'00"	25.00	N44°46'57"E	35.36
C72	18.50	25.00	42°23'58"	9.70	N21°25'02"W	18.08
C73	29.87	40.00	42°47'24"	15.67	S21°13'19"E	29.18
C74	32.04	40.00	45°33'35"	16.93	S23°07'11"W	31.19
C75	30.52	40.00	43°42'59"	16.05	S67°55'28"W	29.78
C76	30.52	40.00	43°42'59"	16.05	N68°21'33"W	29.78
C77	32.04	40.00	45°33'35"	16.93	N23°33'16"W	31.19
C78	29.87	40.00	42°47'24"	15.67	N20°47'13"E	29.18
C79	18.50	25.00	42°23'58"	9.70	S20°58'56"W	18.08
C80	39.27	25.00	90°00'00"	25.00	S45°13'03"E	35.36
C81	81.30	52.00	89°34'54"	51.62	N44°59'30"E	73.27
C82	28.30	18.00	90°04'41"	18.02	N44°45'36"W	25.47
C83	39.46	25.00	90°25'52"	25.19	S44°59'07"W	35.49
C84	39.27	25.00	90°00'00"	25.00	N44°47'57"W	35.36
C85	39.27	25.00	90°00'00"	25.00	S45°12'03"W	35.36
C86	10.59	8.95	67°49'16"	6.02	N88°44'35"W	9.99
C87	15.37	155.11	5°40'42"	7.69	N86°42'16"W	15.37
C88	104.05	650.69	9°09'44"	52.14	N89°24'03"E	103.94
C89	9.98	99.87	5°43'35"	4.99	S85°51'10"W	9.98
C90	19.74	99.87	11°19'22"	9.90	N85°37'21"W	19.70
C91	42.34	152.24	15°56'10"	21.31	N89°31'09"E	42.21
C92	13.08	69.95	10°42'57"	6.56	S83°44'27"W	13.06
C93	40.18	93.56	24°36'22"	20.40	S89°39'13"E	39.87
C94	10.43	69.95	8°32'50"	5.23	N86°37'39"W	10.42
C95	9.79	54.21	10°20'43"	4.91	S84°07'10"W	9.77
C96	11.36	54.21	12°00'17"	5.70	N84°42'20"W	11.34
C97	47.75	130.51	20°57'51"	24.15	N88°23'41"E	47.49
C98	1.76	160.31	0°37'42"	0.88	S79°57'36"E	1.76
C99	46.05	160.31	16°27'25"	23.18	S88°30'10"E	45.89
C100	14.25	71.12	11°28'48"	7.15	S83°13'20"W	14.23
C101	11.16	71.12	8°59'42"	5.59	N86°32'25"W	11.15
C102	34.29	96.10	20°26'39"	17.33	S88°47'56"E	34.11
C103	14.94	44.58	19°12'13"	7.54	S83°09'06"W	14.87
C104	7.77	44.58	9°59'18"	3.90	N82°15'08"W	7.76
C105	41.68	104.65	22°49'21"	21.12	N89°55'26"E	41.41
C106	11.00	46.47	13°33'47"	5.53	S83°20'14"W	10.97
C107	9.76	46.47	12°01'52"	4.90	N83°51'57"W	9.74
C108	40.61	107.47	21°39'02"	20.55	S89°52'36"E	40.37
C109	10.04	51.70	11°07'58"	5.04	S82°37'44"W	10.03
C110	11.56	51.70	12°48'32"	5.80	N85°24'01"W	11.53
C111	36.34	102.16	20°23'02"	18.37	S89°24'06"E	36.15
C112	12.48	44.96	15°54'10"	6.28	S83°15'00"W	12.44
C113	7.24	44.96	9°13'54"	3.63	N84°10'58"W	7.24
C114	45.55	125.34	20°49'23"	23.03	N89°59'39"E	45.30
C115	7.60	27.46	15°51'10"	3.82	S81°50'45"W	7.57
C116	6.63	27.46	13°50'24"	3.33	N83°18'28"W	6.62
C117	44.58	165.55	15°25'46"	22.43	S89°48'42"E	44.45
C118	9.05	100.32	5°10'00"	4.53	S83°13'09"W	9.04
C119	2.05	100.32	1°10'10"	1.02	S86°23'14"W	2.05
C120	10.75	68.66	8°58'14"	5.39	S88°36'24"W	10.74
C121	7.40	68.66	6°10'35"	3.70	N83°49'12"W	7.40
C122	45.44	151.57	17°10'37"	22.89	N89°57'37"E	45.27
C123	8.81	45.60	11°03'55"	4.42	S83°44'38"W	8.79
C124	11.47	45.60	14°24'39"	5.76	N83°31'05"W	11.44
C125	40.47	119.11	19°28'03"	20.43	N89°57'11"E	40.28
C126	8.48	35.03	13°52'06"	4.26	S81°18'40"W	8.46
C127	11.25	35.03	18°23'49"	5.67	N82°33'22"W	11.20
C128	37.36	128.77	16°37'29"	18.81	N89°44'14"E	37.23
C129	11.79	46.48	14°31'49"	5.93	S82°47'14"W	11.76
C130	9.20	46.48	11°20'21"	4.61	N84°16'41"W	9.18

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C131	41.03	112.05	20°58'50"	20.75	N89°59'20"E	40.80
C132	10.17	38.49	15°08'47"	5.12	S82°28'35"W	10.15
C133	8.59	38.49	12°47'11"	4.31	N83°33'26"W	8.57
C134	41.65	109.91	21°42'46"	21.08	S89°43'52"E	41.40
C135	10.19	55.19	10°34'36"	5.11	S82°15'22"W	10.17
C136	14.58	55.19	15°08'20"	7.33	N84°53'10"W	14.54
C137	35.09	112.08	17°56'17"	17.69	N89°48'44"E	34.95
C138	10.71	43.72	14°01'51"	5.38	S81°49'47"W	10.68
C139	8.47	43.29	11°12'23"	4.25	N85°38'05"W	8.45
C140	40.89	129.00	18°09'48"	20.62	S89°08'24"E	40.72
C141	10.95	66.58	9°25'22"	5.49	S82°52'28"W	10.94
C142	11.06	62.41	10°09'15"	5.55	N84°15'51"W	11.05
C143	39.83	100.30	22°45'12"	20.18	N89°56'58"E	39.57
C144	9.57	39.38	13°55'03"	4.81	S81°33'52"W	9.54
C145	9.71	39.38	14°07'29"	4.88	N84°24'52"W	9.68
C146	66.33	237.33	16°00'47"	33.38	N89°15'13"E	66.11
C147	7.10	237.33	1°42'54"	3.55	N80°23'22"E	7.10
C148	47.12	30.00	90°00'00"	30.00	N44°47'57"W	42.43
C149	39.27	25.00	90°00'00"	25.00	S45°12'03"W	35.36
C150	29.72	99				

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME

ANDERSON HILLS

AGENT

MARK GOODWIN & ASSOC.

ADDRESS

PROJECT & APP #

1002857 / 06 DRB - 00532

PROJECT NAME

ARROWOOD RANCH

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study

\$ 145.00 TOTAL AMOUNT DUE

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

DUPLICATE
City of Albuquerque
Treasury Division

4/12/2006 11:05AM LOC: ANNEX
 RECEIPT# 00055990 WSH 008 TRANSH 0009
 Account 441018 Fund 0110
 Activity 4971000 TRSCCS
 Trans Amt \$145.00
 J24 Misc

CK \$75.00
 CHANGE \$145.00
 \$0.00

4/12/2006 11:04AM LOC: ANNEX
 RECEIPT# 00055989 WSH 008 TRANSH 0009
 Account 441006 Fund 0110
 Activity 4983000 TRSCCS
 Trans Amt \$145.00
 J24 Misc

DUPLICATE
City of Albuquerque
Treasury Division

DUPLICATE
City of Albuquerque
Treasury Division

4/12/2006 11:04AM LOC: ANNEX
 RECEIPT# 00055988 WSH 008 TRANSH 0009
 Account 441032 Fund 0110
 Activity 3424000 TRSCCS
 Trans Amt \$145.00
 J24 Misc

\$20.00
 Thank You

Thank You

Counterreceipt.doc 6/21/04

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 4-25-04 To 5-10-04

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Christina Garcia
(Applicant or Agent)

4/12/04
(Date)

I issued 2 signs for this application, 4/12/04 Ki SWS
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002857



Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC PHONE: 822-5562

ADDRESS: PO Box 9470 FAX: 822-6301

CITY: Albuquerque STATE NM ZIP 87119 E-MAIL:

Proprietary interest in site: Owner List all owners:

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

DESCRIPTION OF REQUEST: Highlands, Unit 2 - Final Plat Approval

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Portion of Tracts A & B Block: _____ Unit: _____

Subdiv. / Addn. Arrowood Ranch Development

Current Zoning: RLT Proposed zoning: Same

Zone Atlas page(s): N-9 No. of existing lots: 1 Tr No. of proposed lots: 5 Tr / 66 Lots

Total area of site (acres): 34.1537 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 100905309548020102 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street

Between: north of Dennis Chavez Blvd SW and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002857, SD-87-4-1, Z-99-58, SPR-95-2-2

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2/26/2003

SIGNATURE Diane Hoelzer DATE 6-13-05

(Print) Diane Hoelzer, PE _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DRB- -01004</u>	<u>FP</u>	<u>3</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All fees have been collected			<u>CMF</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>06/22/05</u>			Total <u>\$ 20.00</u>

Sandy Handberg 06/14/05
Planner signature / date

Project # 1002857

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls *previously submitted / approved*
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer 6-13-05
 Applicant signature / date

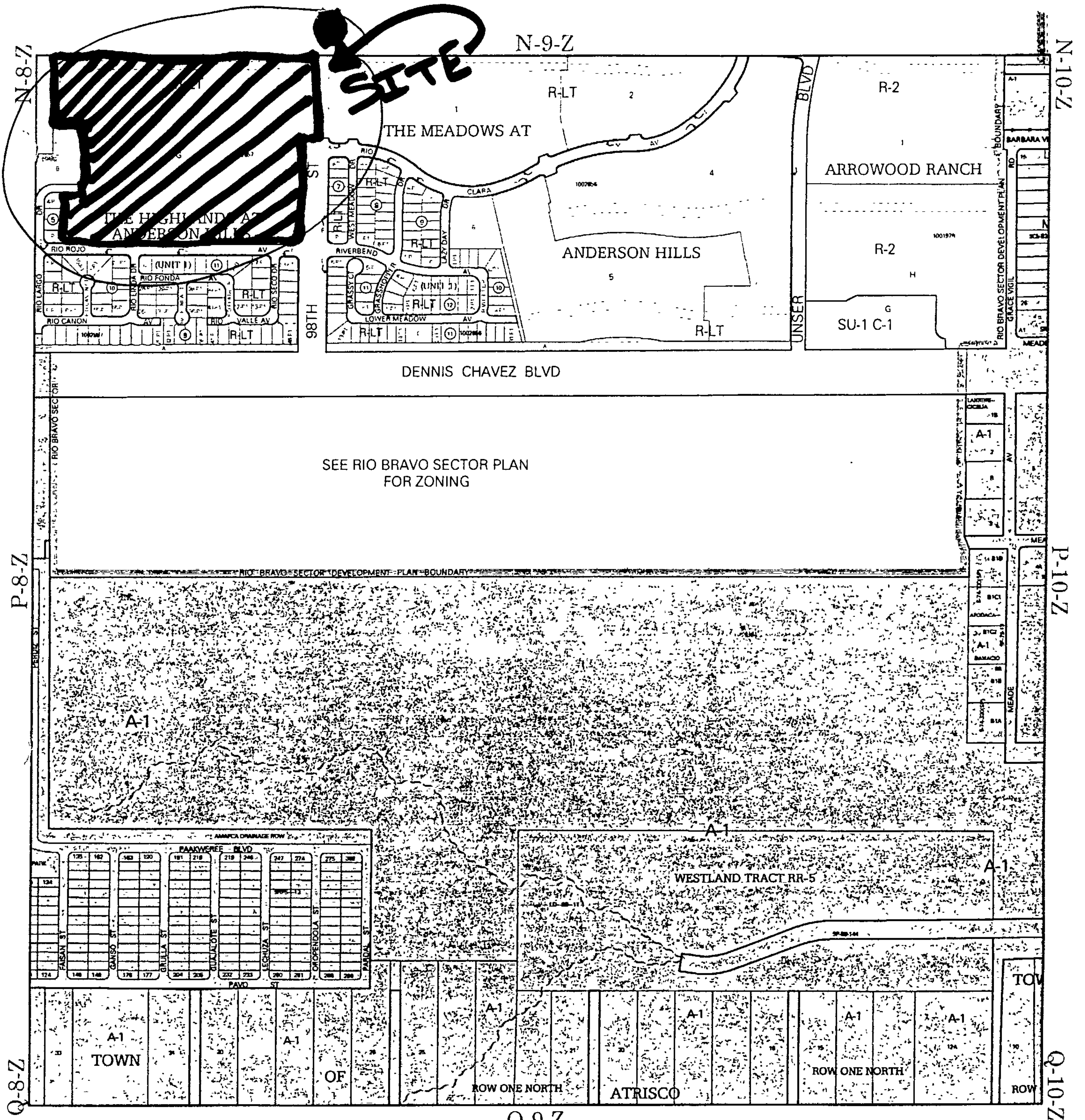


Form revised 3/03, 8/03 and 11/03

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05DRB - - 01004

Sandy Handley 06/14/05
 Planner signature / date
Project # 1002857



1st AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
Meadows at Anderson Hills, Unit 2
City Project # 679583

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on 2/23/05, which was recorded on 2/24/05, in the records of the Bernalillo County Clerk at Book A92, pages 6442 thru --, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as MEADOWS AT ANDERSON HILLS, Unit 2; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

- 1. Amending Section 5, FINANCIAL GUARANTY, second paragraph, to read as follows:

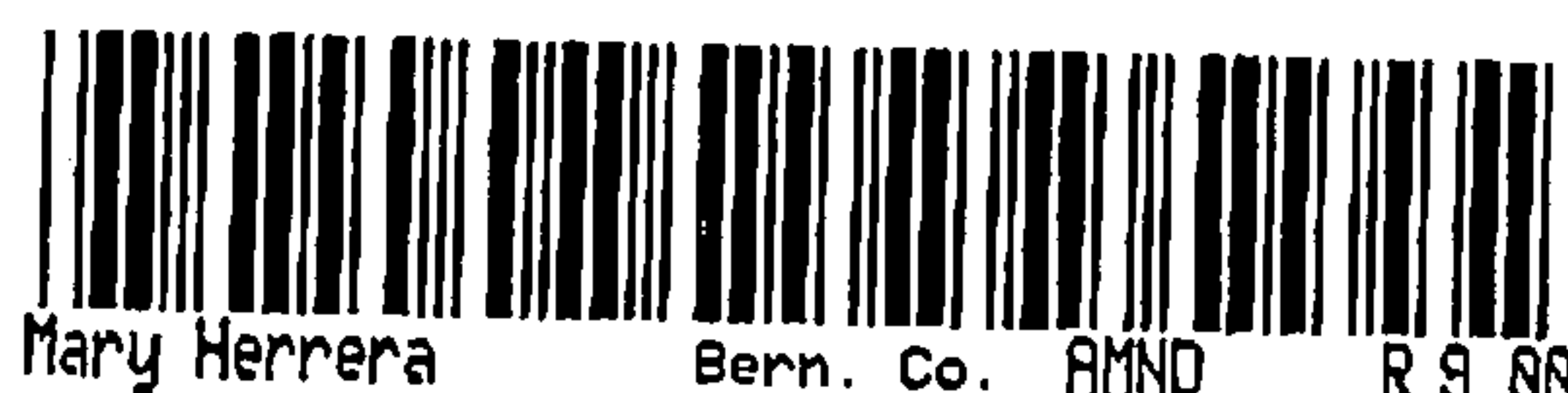
To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Loan Reserve Letter, dated 5/24/05
Amount: \$ 616,628.51
Name of Financial Institution or Surety providing Guaranty: Sunrise Bank of Albuquerque
Date City first able to call guaranty: May 24, 2006
Construction Completion Deadline: May 24, 2006
If guaranty other than a Bond, last day City is able to call on Guaranty is: July 24, 2006
Additional information: _____

- 2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

NATURE SAVER™ FAX MEMO 01616

Date	2	# of pages	▶
To	Susan Markgood		
From	Teresa		
Co./Dept.	Co.		
Phone #	924-3996		
Fax #	797-9539		
	924-3440		



ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME ANDERSON HILL
AGENT MARK GOODWIN & ASSOC
ADDRESS P.O. BOX # 90606
PROJECT & APP # 1002957 / 05 DRB 01004
PROJECT NAME HIGHLANDS @ ANDERSON HILLS

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 441006/4983000 DRB Actions
\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 441018/4971000 Public Notification
\$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

4539

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

DATE 6-14-05

City Of Albuquerque \$ 20.00
Treasury Division

PAY TO THE ORDER OF City of Albuquerque

Twenty No/100

RECEIPT# 00044356 WSH 007 TRANSH 0031
Account 441032 Fund 0110
Activity 3424000 TRSLUS
Trans Amt 20.00
J24 Misc Susan Risenfeld \$20.00

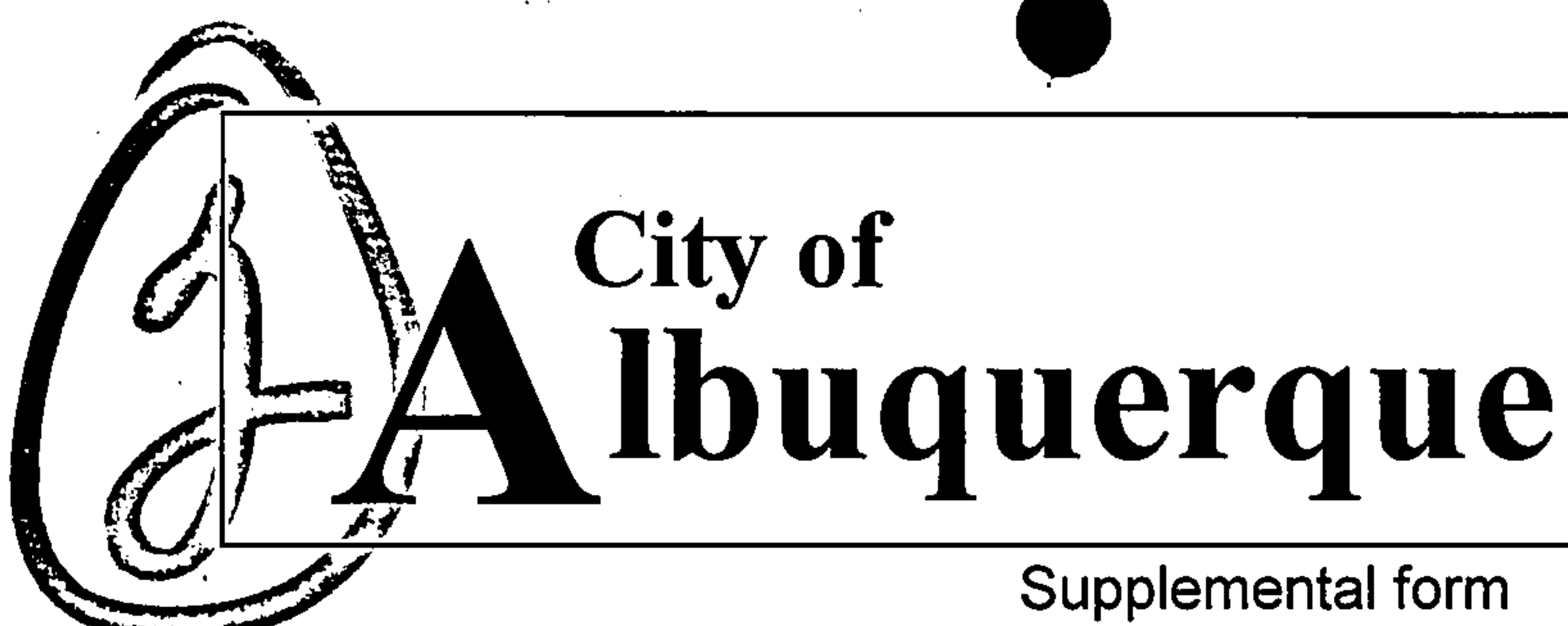
BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR Highlands 2

004539 107006813 283007003

CHANG

Thank You



DEVELOPMENT/ PLAN REVIEW APPLICATION

- Supplemental form
- SUBDIVISION** **S**
- Major Subdivision action
 - Minor Subdivision action
 - Vacation **V**
 - Variance (Non-Zoning)
- SITE DEVELOPMENT PLAN** **P**
- ...for Subdivision Purposes
 - ...for Building Permit
 - IP Master Development Plan
 - Cert. of Appropriateness (LUCC) **L**

- Supplemental form
- ZONING & PLANNING** **Z**
- Annexation
 - County Submittal
 - EPC Submittal
 - Zone Map Amendment (Establish or Change Zoning)
 - Sector Plan (Phase I, II, III)
 - Amendment to Sector, Area, Facility or Comprehensive Plan
 - Text Amendment (Zoning Code/Sub Regs)
- APPEAL / PROTEST of...** **A**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC PHONE: 822-5562
 ADDRESS: PO Box 9470 FAX: 822-6301
 CITY: Albuquerque STATE NM ZIP 87119 E-MAIL:
 Proprietary interest in site: Owner List all owners:
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

DESCRIPTION OF REQUEST: Highlands, Unit 3 - Final Plat Approval

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Portion of Tracts A & B Block: _____ Unit: _____
 Subdiv. / Addn. Arrowood Ranch Development
 Current Zoning: RLT Proposed zoning: Same
 Zone Atlas page(s): N-9 No. of existing lots: 1 Tr No. of proposed lots: 5 Tr / 87 Lots
 Total area of site (acres): 18.1343 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 100905309548020102 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street
 Between: north of Dennis Chavez Blvd SW and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002857, SD-87-4-1, Z-99-58, SPR-95-2-2

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2/26/2003

SIGNATURE Diane Hoelzer DATE 6-13-05
 (Print) Diane Hoelzer, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-</u>	<u>FP</u>	<u>S</u>	<u>\$</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>01006</u>	<u>CME</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>06/22/05</u>			Total <u>\$ 20.00</u>

Sandy Handley 06/14/05
 Planner signature / date

Project # 1002857

UNIT 3

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
 Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls *(previously submitted [approved])*
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer
 Applicant signature / date
6-13-05

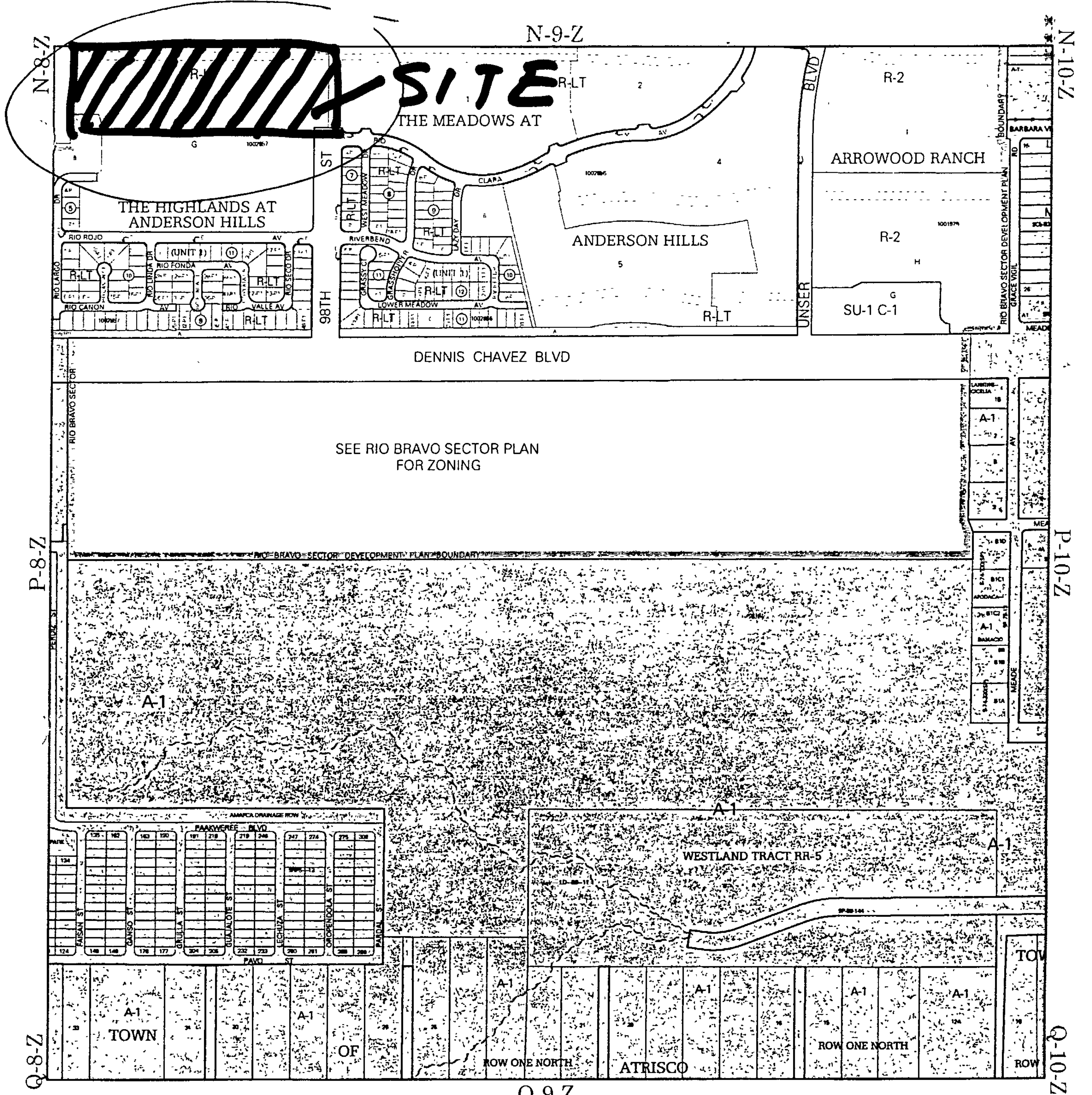


Form revised 3/03, 8/03 and 11/03

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05DRB - -01006
 - -
 - -

Sandra Sandberg 06/14/05
 Planner signature / date
Project # 1002857

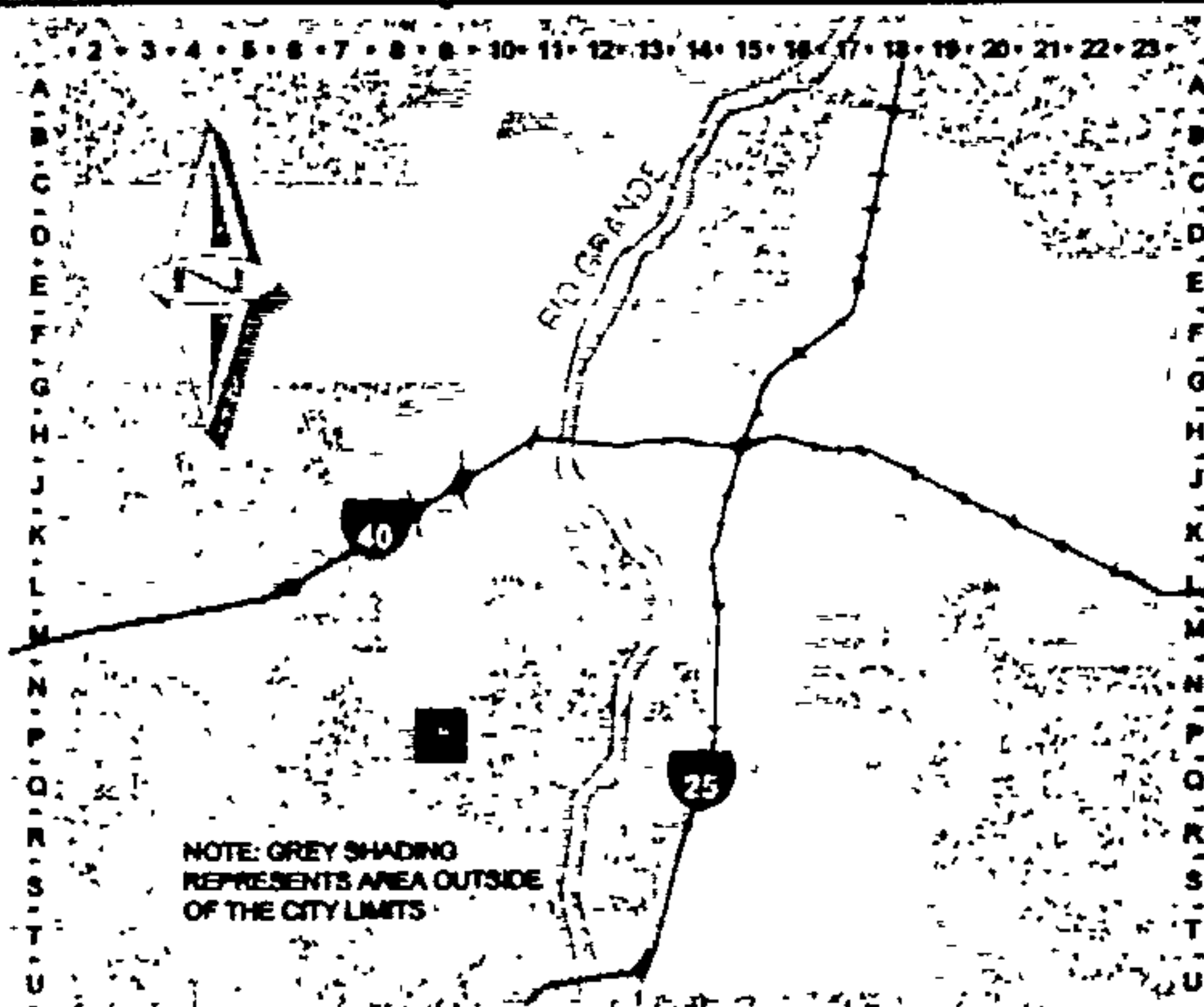


Zone Atlas Page: **P-9-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



ALBUQUERQUE
Hacienda Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004

1st AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
Highlands at Anderson Hills, Unit 3
City Project # 708183

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on February 23, 2005, which was recorded on February 24, 2005, in the records of the Bernalillo County Clerk at Book A92, pages 6441 thru --, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as HIGHLANDS AT ANDERSON HILLS, UNIT 3; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

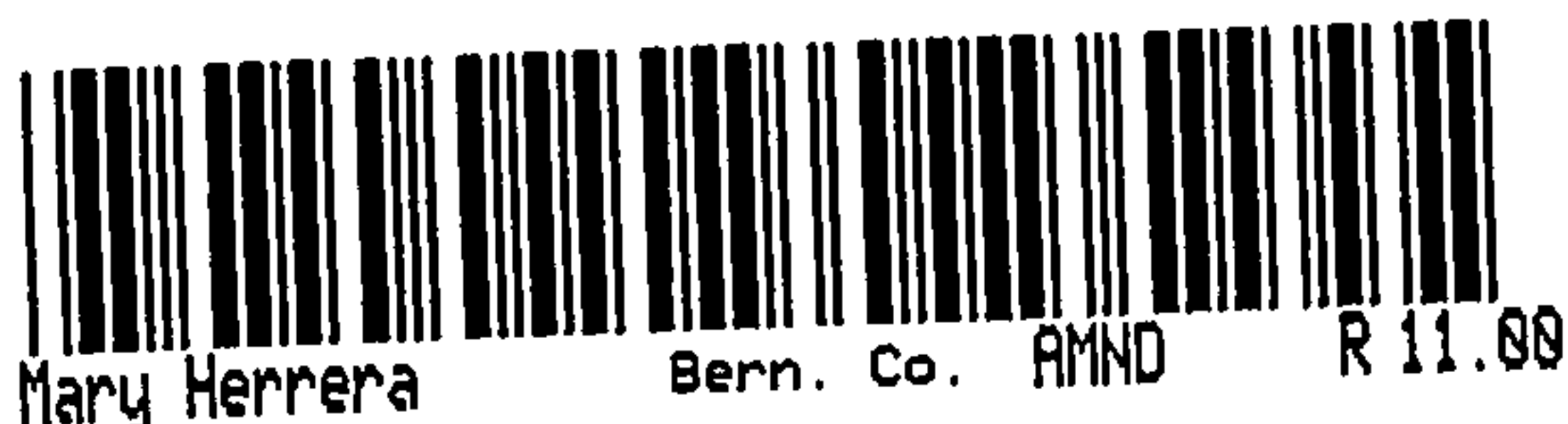
THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, FINANCIAL GUARANTY, second paragraph, to read as follows:

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Loan Reserve Letter, dated 5/20/05
Amount: \$ 1,128,369.59
Name of Financial Institution or Surety providing
Guaranty: Bank of Albuquerque
Date City first able to call guaranty: May 20, 2006
Construction Completion Deadline: May 20, 2006
If guaranty other than a Bond, last day City is able to
call on Guaranty is: July 20, 2006
Additional information: _____

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.



ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME ANDERSON HILL
AGENT MARK GOODWIN & ASSOC
ADDRESS P.O. BOX 90606
PROJECT & APP # 1002857 / 05 DRB 01006
PROJECT NAME HIGHLANDS @ ANDERSON HILLS

\$ 20.00 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ 7 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

4540
D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200
95-681/070
DATE 6-14-05
PAY TO THE ORDER OF City of Albuquerque \$ 20.00
Twenty No/100
City of Albuquerque
Treasury Division
DOLLARS
6/14/2005 11:04AM LOC: ANN
RECEIPT# 00044360 WSH 007 TRANSH 0034
Account 441032 Fund 0110
Activity 3424000
Trans Amt Susan Rosewell
FOR Highlands 3 \$20.00
⑈004540⑈ ⑆107006813⑆ 283007003⑈
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC PHONE: 822-5562

ADDRESS: PO Box 9470 FAX: 822-6301

CITY: Albuquerque STATE NM ZIP 87119 E-MAIL:

Proprietary interest in site: Owner List all owners:

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

DESCRIPTION OF REQUEST: Preliminary Plat Extension (Highlands at Anderson Hills, Units 2 & 3)

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Portion of Tracts A & B Block: Unit:

Subdiv. / Addn. Arrowood Ranch Development

Current Zoning: RLT Proposed zoning: Same

Zone Atlas page(s): P-9 No. of existing lots: 2 No. of proposed lots: 153

Total area of site (acres): 61.74 Density if applicable: dwellings per gross acre: dwellings per net acre:

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 100905313144020202 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street

Between: north of Dennis Chavez Blvd SW and

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002857, SD-87-4-1, Z-99-58, SPR-95-2-2

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2/26/2003

SIGNATURE Diane Hoelzer DATE 3-1-05

(Print) Diane Hoelzer, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - - 00341</u>	<u>DRB EPP (13)</u>		\$ <u>50.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGTS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>3-9-05</u>			Total \$ <u>70.00</u>

Project # 1002857

Planner signature / date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
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- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
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- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
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 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Diane Hoelzer
Diane Hoelzer 3-1-05
 Applicant name (print) Applicant signature / date



Form revised 8/03, 8/03 and 11/03

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05DRB - 00341

[Signature] 3-1-05
 Planner signature / date
Project # 1002857



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

March 1, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Request Preliminary Plat Extension for Highlands Unit 2 and 3 at Anderson Hills Subdivision

Dear Ms. Matson;

On behalf of my clients, Anderson Hills LLC, I am requesting an extension for the above referenced plat. We are preparing final plats for submittal but are not ready at this time for final plat approval. Construction for Unit 1 is complete and we are proceeding with work order for Units 2 and 3.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh f:\A2106 AndersonHills\highlands \drb_ltr5.wpd

M-8-Z

N-8-Z

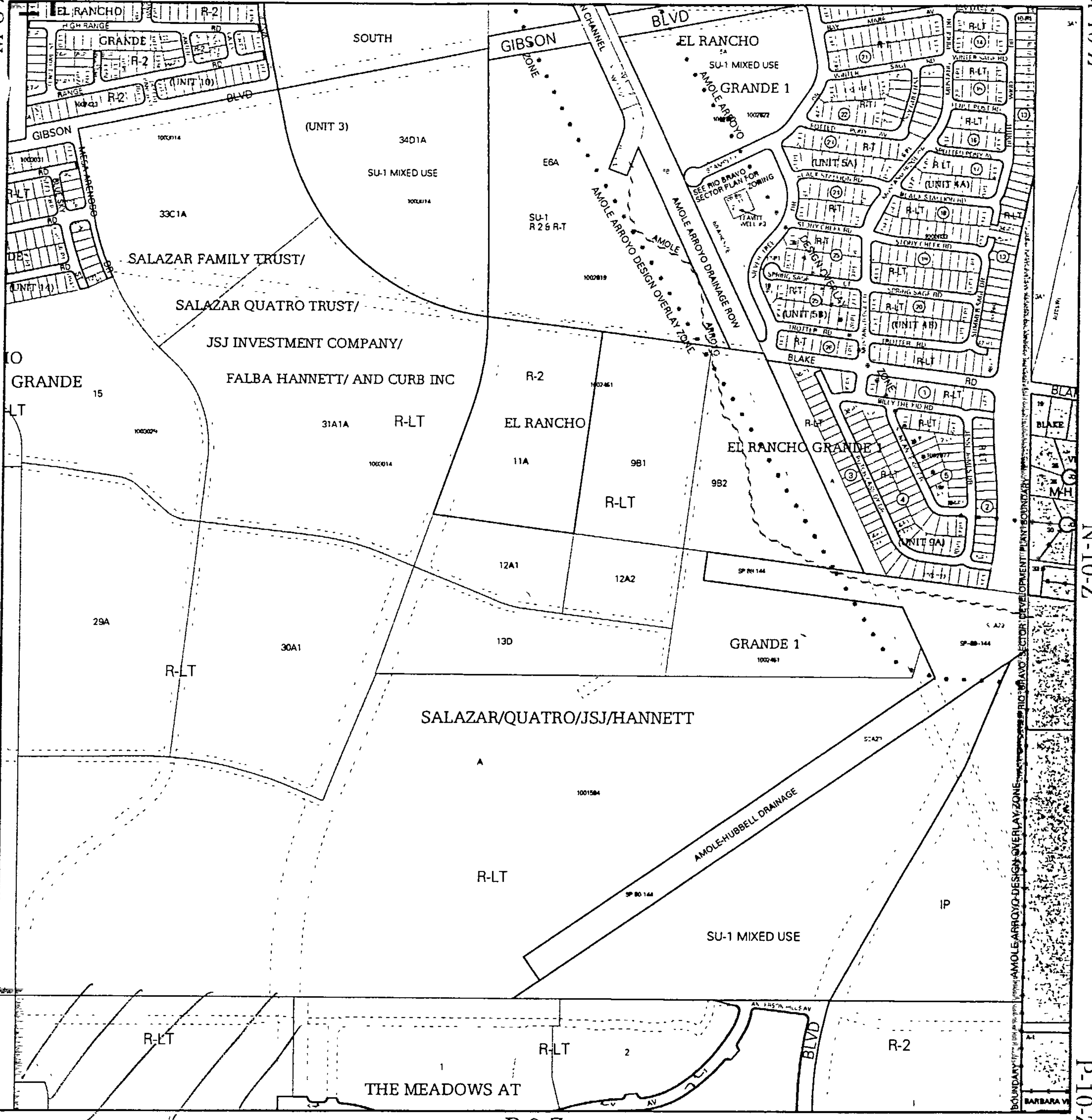
P-8-Z

M-9-Z

M-10-Z

N-10-Z

P-10-Z

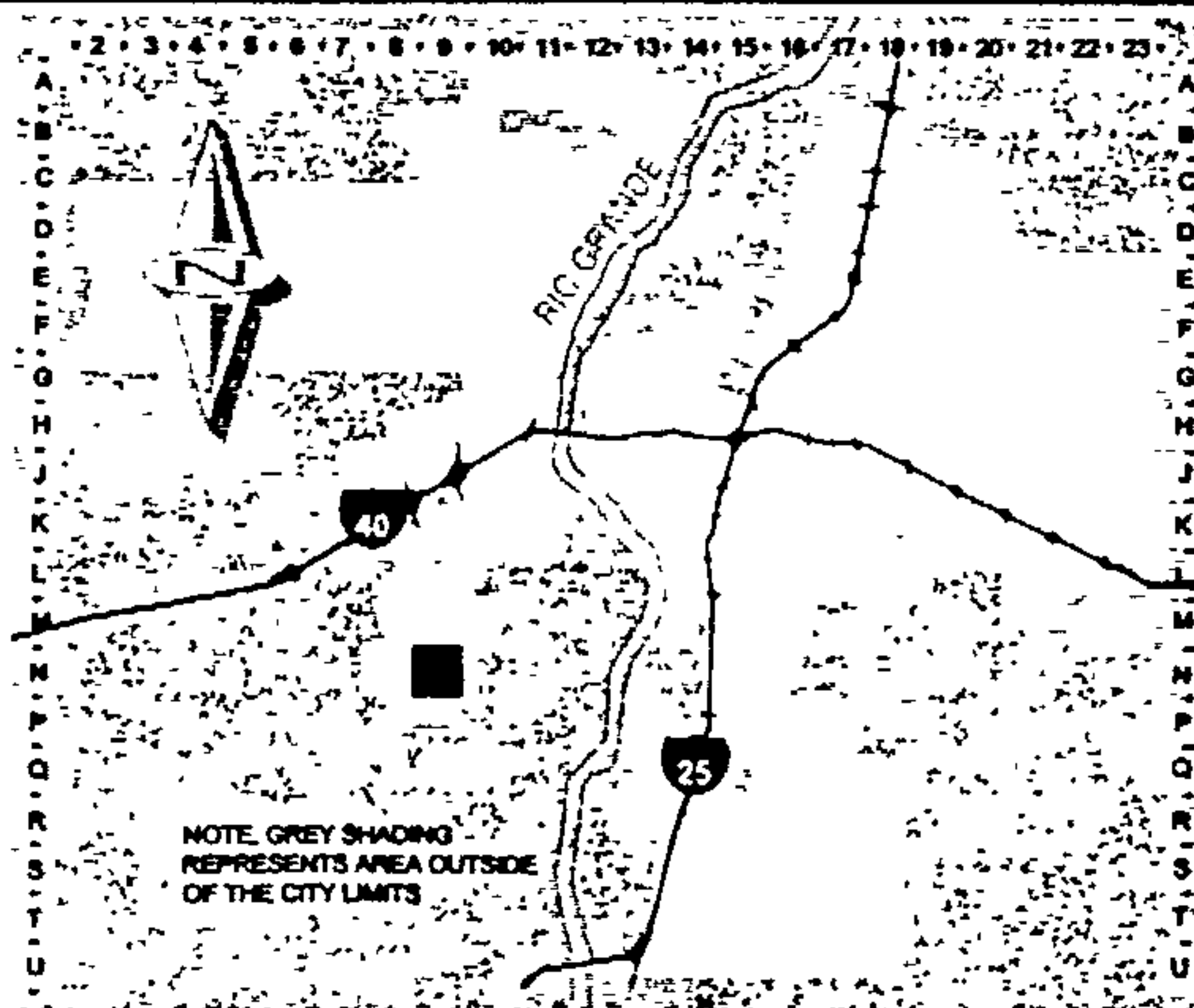
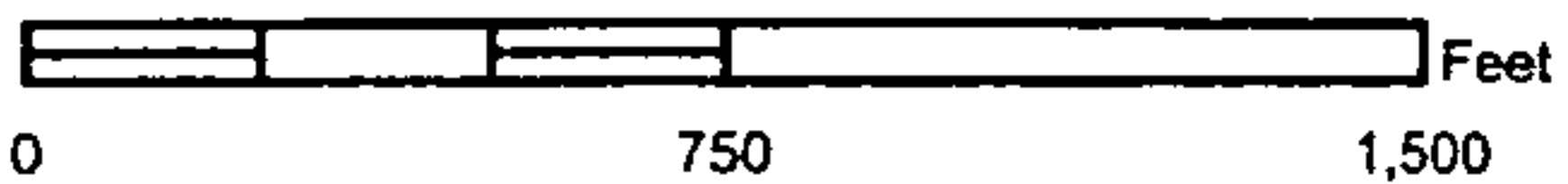


Zone Atlas Page: **N-9-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



CITY OF ALBUQUERQUE
THREE HUNDRED YEARS
 1706 • 2006
ALBUQUERQUE
Hacienda Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
Highlands at Anderson Hills Unit 2 & 3
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Date Submitted: 04/7/2004
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 4/7/04
 Date Preliminary Plat Expires: 4/7/05
 DRB Project No.: 1002857
 DRB Application No.: 04-00232

Arrowood Ranch Development, Tracts 'A' and 'B'
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-3	708181	30' FF	PAVING UNIT 2 Art Pvmt, Std C & G Pinned Median curb	98th Street	Rio Clara Ave	Rio Rojo Ave	/	/	/
B-3	708181	6'	Sidewalk (West Side Only)						
	708182	30' FF	Art Pvmt, Std C & G (3)	98th Street	Rio Rojo Ave	Dennis Chavez Blvd	/	/	/
	708182	6'	Sidewalk (West Side Only)						
	708182	51' FF	Perm Pvmt, Std C & G, w/median C&G	Rio Clara Ave	Rio Maria Dr	98th Street	/	/	/
	708182	6'	Sidewalk (Both Sides)						
	708182	40' FF	Perm Pvmt, C & G	Rio Clara Ave	Rio Maria Dr	Rio San Diego Dr	/	/	/
	708182	6'	Sidewalk (Both Sides) Median						
	708182	28' FF	Res Pvmt, C & G	Rio Clara Ave	Rio Linda Dr	Rio Maria Dr	/	/	/
	708182	4'	Sidewalk (Both Sides) (1)						
	708182	28' FF	Res Pvmt, C & G, incl. knuckle	Rio Camino Ave	Rio Clara Ave	Rio Camino Ave	/	/	/
	708182	4'	Sidewalk (Both Sides) (1)						
	708182	28' FF	Res Pvmt, C & G	Rio Bonito Dr	Rio Maria Dr	Rio Bonito Dr	/	/	/
	708182	4'	Sidewalk (Both Sides) (1)						
	708182	28' FF	Res Pvmt, C & G	Rio Bonito Dr	Rio Rojo Ave	Rio Madre Ave	/	/	/
	708182	4'	Sidewalk (Both Sides) (1)						

Project name:

Highlands At Anderson Hills. Units 2 & 3

ORIGINAL

SIA Sequence #	COA DRC Project #
	708182
	708182
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B-3	708182
B-3	708181
B-3	708181
B-3	708181
B-1	679581
	708183
	708183
	708183
	679586
B-4	679582
B-1	679481

Size	Type of Improvement	Location	From	To
28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Madre Ave	Rio Bonito Dr	Rio Linda Dr
28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Madre Ct.	End of Culdesac	Rio Madre Ave
28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Linda Dr	Rio Rojo Ave	Rio Clara Ave
28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio San Diego Dr	Rio Clara Ave	End of Cul de Sac
Per Design	Street Lights			
WATER UNIT 2				
6"	Waterline	Rio Maria Dr	Rio Clara Ave	Rio Camino Ave
6"	Waterline	Rio Camino Ave	Rio Maria Dr	Rio Bonito Dr
6"	Waterline	Rio Bonito Dr	Rio Rojo Ave	Rio Madre Ave
6"	Waterline	Rio Madre Ave	Rio Bonito Dr	Rio Linda Dr
6"	Waterline	Rio Madre Ct.	Lot 10/11, Block 7	Rio Madre Ave
6"	Waterline	Rio Linda Dr	Rio Rojo Ave	Rio Clara Ave
6"	Waterline	Rio Clara Ave	Rio Maria Dr	Rio San Diego Dr
6"	Waterline (3)	Rio San Diego Dr	Rio Largo Ave	End of Cul de Sac
8"	Waterline (3)	Rio San Diego Dr	Rio Largo Ave	Rio Corto Ave
12"	Waterline (3)	Rio Corto Ave	Rio San Diego Dr	40' Easemt (L6,B1)
12"-20"	Waterline (2)	40' Easement (L6,B1) Off-Site Easemts	Rio Corto Ave 40' Easemt (L6,B1)	Off-Site Easemts Gibson Blvd Exist 30" WL
WATER UNIT 2 - OFFSITE				
6"	Waterline	Rio Maria	Rio Clara Ave	Rio Corto Ave
12"	Waterline (6)	88 th Street	Rio Corto Ave	Upper Meadow Ave
12"	Waterline	Thru Meadows Unit 5		
12"	Waterline	Thru Meadows Unit 4		
12"	Waterline (6)	Anderson Hill		
10"	Waterline	Unser Corridor	Meadows Unit 4 Anderson Hill	Unser Blvd Exist 10" WL stub Near Amole Fut Ch

Private Inspector	City Inspector	City Cnst Engineer
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Project name:

Highlands At Anderson Hills, Units 2 & 3

ORIGINAL

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
	708182		SAS UNIT 2						
	708182	8"	SAS	25' Easement (L5, B8)	Rio Maria Dr SW	Rio Rojo Ave SW	/	/	/
	708182	8"	SAS	Rio Marla Dr SW	Rio Clara Ave SW	Rio Camino Ave SW	/	/	/
	708182	8"	SAS	Rio Camino Ave SW	Rio Maria Dr SW	Rio Bonito Dr SW	/	/	/
	708182	8"	SAS	Rio Bonito Dr	Lot 20, Block 7	Rio Madre Ave	/	/	/
	708182	8"	SAS	Rio Madre Ave	Rio Bonito Dr	Lot 1, Block 6	/	/	/
	708182	8"	SAS	Rio Madre Ct	Rio Madre Ave	End of Cul de Sac	/	/	/
	708182	8"	SAS	Rio Linda Dr	Rio Rojo Ave	Lot 16, Blk 5	/	/	/
	708182	8"	SAS	Rio San Diego Dr	Lot 15, Block 5	Lot 9, Block 5	/	/	/
	708182	8"	SAS	25' Easement (L9, B5)	Rio San Diego Dr	Rio Rojo Ave	/	/	/
	708182	8"	SAS	Rio Clara Ave	Rio Maria Dr	Rio Plata Dr	/	/	/
B-3	708181	8"	SAS (3)	Rio Rojo Ave	25' Easemt Lot 9, B5	Rio Linda	/	/	/
B-3	708181	8"	SAS (3)	Rio Linda Ave	Rio Rojo Ave	Rio Canon	/	/	/
B-3	708181	8"	SAS (3)	Rio Canon Stub	Rio Canon	38' Easemt Lot 32	/	/	/
B-3	708181	8"	SAS (3)	38' Easemt Lot 32/33	Rio Canon Stub	Rio Fonda Ct	/	/	/
B-3	708181	8"	SAS (3)	38' Easemt Lot 34/35	Rio Fonda Ct	Rio Valle Stub	/	/	/
B-3	708181	8"	SAS (3)	Rio Valle Stub	38' Easemt Lot 34/35	Rio Valle	/	/	/
B-3	708181	8"	SAS (3)	Rio Valle	Rio Valle Stub	Rio Seco	/	/	/
B-3	708181	8"	SAS (3)	40' Easemt Lot 48, B9	Rio Valle	98th St	/	/	/
B-3	708181	8"	SAS (3)	98th Street	Rio Rojo Ave SW	Dennis Chavez Blvd (Exist SAS MH)	/	/	/
	708182		STORM DRAIN UNIT 2						
	708182	18" - 36"	Storm Drain & Appurtenances	Rio Maria Dr	Lot 14, Block 6	Rio Camino Ave	/	/	/
	708182	18" - 30"	Storm Drain & Appurtenances	Rio Bonito Dr	Rio Rojo Ave	Rio Camino Ave	/	/	/
	708182	18" - 30"	Storm Drain & Appurtenances	Rio Camino Ave	Rio Bonito	Rio Maria Dr	/	/	/
	708182	18" - 30"	Storm Drain & Appurtenances	25' Easement (L5, B8)	Rio Maria Dr	Rio Rojo Ave/98th	/	/	/
B-3	708182	18" - 36"	Storm Drain & Appurtenances	Rio Clara Ave	98th Street	Lot 18, Block 3	/	/	/
	708181	48" - 60"	Storm Drain & Appurtenances	98th Street	Rio Clara	Rio Bravo Channel	/	/	/
			PAVING UNIT 3						
		30' FF	Art Pvmnt, Std C & G	98th Street	Rio Clara Ave	North Property Line	/	/	/
		6'	Pinned Median Curb				/	/	/
			Sidewalk (West Side Only)				/	/	/

SIA Sequence #	COA DRG Project #

Size Type of Improvement

WATER UNIT 3

6" Waterline
 6" Waterline
 6" Waterline
 6" Waterline

WATER UNIT 3 - OFFSITE

12" Waterline (6)
 12" Waterline
 12" Waterline
 12" Waterline (6)
 10" Waterline

6" Waterline (4)
 8" Waterline (3)

12" Waterline
 12" Waterline (3)

12" Waterline (3)
 12"-20" Waterline (2)

SAS UNIT 3

8" SAS
 8" SAS
 8" SAS
 8" SAS
 8" SAS (4)
 8" SAS (4)
 8" SAS (3)
 8" SAS

8" SAS
 8" SAS

12" SAS

Location

Rio Maria Drive
Rio Plata Dr

Rio Senda Dr
Rio Linda Dr

98 th Street
Thru Meadows Unit 5
Thru Meadows Unit 4
Anderson Hill
Unser Corridor

Rio Clara Ave
Rio San Diego Dr

Rio Corto Ave
Rio Corto Ave

40' Easmt (L6,B1)
Off-Site Easmts

Rio Senda Dr
Rio Plata Dr
Rio Clara Dr
Rio Maria Dr
Rio Maria Dr
Easmt Lot 5, B8
98th Street

Rio Linda Dr
Rio San Diego Dr

40' Easmt (L6,B1)

From

Rio Clara Ave
Rio Clara Ave

Rio Clara Ave
Rio Clara Ave

Rio Corto Ave

Meadows Unit 4
Anderson Hill

Rio Maria Dr
Rio Clara Ave

98th Street
Rio San Diego Ave

Rio Corto Ave
40' Easmt (L6;B1)

Lot 27, Block 3
Rio Senda Dr
Rio Plata Dr
Lot 28, B1
Rio Clara Ave
Rio Maria Dr
Easmt Lot 5, B8

Lot 9, B2
Lot 10, B2

North Prop. Line

To

Rio Corto Ave
Rio Senda Dr

Rio Plata Dr
Rio Corto Ave

Upper Meadow Ave

Unser Blvd
Exist 10" WL stub
Near Amole Fut Ch

Rio San Diego Dr
Rio Corto Ave

Rio San Diego Dr
40' Easmt (L6,B1)

Off-Site Easmts
Gibson Blvd (30" WL)

Rio Plata Dr
Rio Clara Dr
Rio Maria Dr
Rio Clata Ave
Easmt Lot 5, B8
98th Street
Dennis Chavez
(Exist SAS MH)

Rio Corto Ave
Rio Corto Ave

Rio Corto Ave

Private Inspector

City Inspector

City Cnst Engineer

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Project name:

Highlands At Anderson Hills, Units 2 & 3

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
12"	SAS	Rio Corto Ave	40' Easmt (L6, B1)	98th Street
12"	SAS	Parcels 1,2,3 Meadows	98th St	Unser Blvd
12"	SAS (5)	Tract I, Arrowood R, Dev	Unser Blvd	Barbara Vista Dr (Exist SAS, MH)
STORM DRAIN UNIT 3				
36"	Storm Drain & Appurtenances	40' Easmt (L6, B1)	North Prop. Line	Rio Corto Ave
18"-36"	Storm Drain & Appurtenances	Rio Corto Ave	40' Easmt (L6, B1)	Rio Maria Dr
18"-36"	Storm Drain & Appurtenances	Rio Maria Dr	Rio Corto Ave	Rio Clara Ave
18"-36"	Storm Drain & Appurtenances (2)	Rio Clara Ave	Rio Maria Dr	98th Street
36"	Storm Drain & Appurtenances (3)	98th Street	Rio Clara Ave	Rio Rojo Ave
36"-60"	Storm Drain & Appurtenances (3)	98th Street	Rio Rojo Ave	Rio Bravo Channel

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
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/	/	/
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- (1) All Internal sidewalks to be deferred
- (2) These items built with project # 679484 Rio Bravo Sector Plan/ Unser Blvd. (Under Construction)
- (3) These items built with project # 708181 Highlands Unit 1 (Under Construction)
- (4) These items built with project # 708182 Highlands Unit 2
- (5) These items built with project # 708184 Mesa Unit 1 (Under Construction)
- (6) These items built with project # 679582 Meadows, Unit 1
- (7) GRADING & DRAINAGE CERTIFICATION FOR EACH UNIT REQUIRED PRIOR TO RELEASE OF SIA AND FINANCIAL GUARANTY.

AGENT / OWNER

Diane Hoelzer, PE
NAME

MARK GOODWIN & ASSOCIATES
FIRM

Diane Hoelzer 4/6/04
SIGNATURE date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 4/7/04 DRB CHAIR - date

[Signature] 4-7-04 TRANSPORTATION DEVELOPMENT - date

[Signature] 4/7/04 UTILITY DEVELOPMENT - date

[Signature] 4/7/04 CITY ENGINEER - date

[Signature] 4/7/04 PARKS & GENERAL SERVICES - date

_____ AMAFCA - date

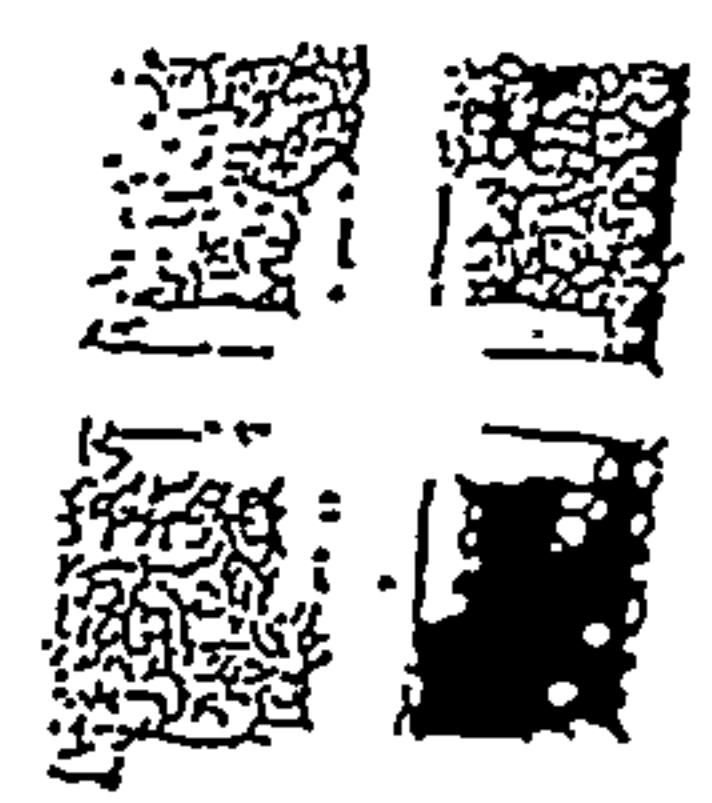
_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

ORIGINAL



NEW MEXICO DEPARTMENT OF TRANSPORTATION

District Three Office - Albuquerque

April 4, 2004

Mr. Terry O. Brown
P. O. Box 92051
Albuquerque, NM 87199-2051

Subject: Anderson Hills Phase II & III
Dennis Chavez/Unser in Albuquerque, District Three

Dear Mr. Brown:

The NMDOT and Bernalillo County have concluded their review of the proposed Anderson Hills Phases II and III development. The proposed subdivision is located on the north side of Dennis Chavez Boulevard in the vicinity of the Unser Boulevard intersection. I offer the following comments:

1. Rio Bravo and Coors:

No improvements will be required at this intersection. Even though a SB right turn lane onto westbound Rio Bravo/Dennis Chavez Boulevard was discussed in the report, that improvement has been assigned as part of the mitigation for the Rio Bravo Squares access study.

2. Rio Bravo/Del Rio:

No improvements will be required at this intersection.

3. Rio Bravo/Isleta:

- a. Add a 2nd left turn lane on Eastbound Rio Bravo
b. Add a third Westbound (WB) Rio Bravo lane in advance and beyond the Isleta Boulevard Intersection. The length of the WB lane in advance (east) of the intersection will be 750 Feet plus taper. The length of the WB lane beyond (west) of the intersection will be 1000 Feet plus taper.

The intersection improvements mentioned above will result in a significant improvement to the traffic operation at the intersection when compared to the 2008 no build intersection level of service.

4. Rio Bravo and Peco Locq:

This intersection is currently un-signalized. The intersection will remain un-signalized until there is significant development in the vicinity of the Intersection. The traffic study for Rio Bravo Commons concluded that a signalized intersection would be required at full build out of residential development and approximately 50% build out of commercial development as proposed. To date that has not happened. Given the information above, it is unreasonable to require dual lefts be added on Rio Bravo EB and WB at the intersection as was outlined in the report. The intersection improvements as outlined in your study will be required at such time when the signal at the intersection is warranted. Therefore, no additional improvements will be required at this intersection.

Bill Richardson
Governor

Rhonda G. Faght P.E.
Cabinet Secretary

Commissioner

EAST BND. LEFT-HIGHLANDS UNIT 3
WESTBND THRU MEADOWS UNIT 2

Johnny Cope
Chairman
District 2

David Schultz
Vice Chairman
District 5

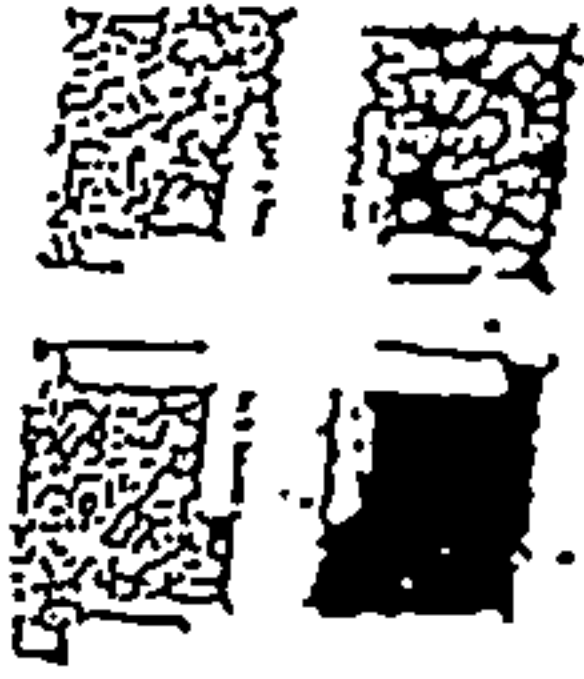
Gregory T. Ortiz
Secretary
District 6

Norman Assad
Commissioner
District 1

Sam Franken
Commissioner
District 4

Suz Herdiga
Commissioner
District 3

ORIGINAL



NEW MEXICO DEPARTMENT OF
TRANSPORTATION

5. Rio Bravo and 2nd Street: (MESA UNIT 2)

Rio Bravo

Add an exclusive right turn lane on southbound (SB) 2nd Street onto Westbound ~~Coors~~. A 350 Foot (plus taper) right turn lane will be required.

6. Rio Bravo and Prince:

No improvements will be required at this intersection. It should be noted that the Anderson Hills Phases II and III development have consumed a considerable amount of the available capacity at this intersection. The 2008 intersection Level of Service (LOS) has gone from a LOS of "C" with a delay of 29.2 seconds in the NO Build to a LOS of "D" with a delay of 41 seconds.

7. Rio Bravo and Broadway:

No improvements will be required at this intersection. It should be noted that the Anderson Hills Phases II and III development have consumed a considerable amount of the available capacity at this intersection. The 2008 intersection Level of Service (LOS) has gone from a LOS of "C" with a delay of 30.5 seconds in the No-Build to a LOS of "D" with a delay of 33 seconds.

If you have any questions, please feel free to give me a call at 841-2761

Sincerely,

Tony Abbo, P.E.
District Three Traffic Engineer

Concur:

Nathan Masek
Bernalillo County

41512004

- cc: Julian Vigil
- Mir Amiri
- Nathan Masek
- Wilfred Gallegos
- File ✓



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

5. Project # 1002857

03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Public Easements
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, **THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] [Deferred from 8/13/03] (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. The agent will be required to provide a cul-de-sac at the eastern terminus of Rio Largo.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.



OFFICIAL NOTICE OF DECISION
PAGE 2

5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file. A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by September 11, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)


Sheran Matson, AICP, DRB Chair

cc:Anderson Hills LLC, P.O. Box 12317, 87195
Mark Goodwin & Associates, P.O. Box 90606, 87199
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

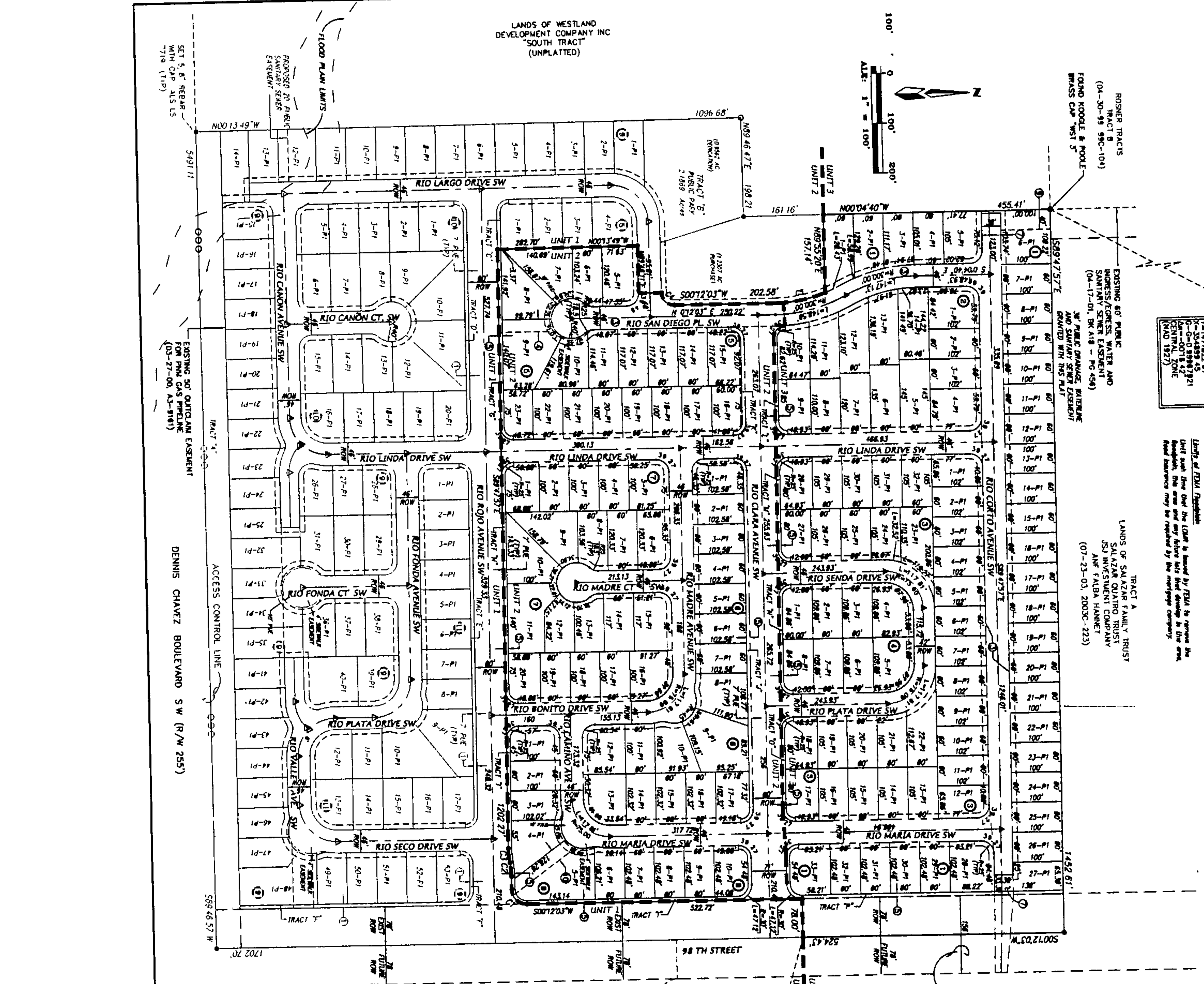
PAID RECEIPT

APPLICANT NAME Anderson Hills
 AGENT MARK GOODWIN
 ADDRESS Po Box 90606
 PROJECT & APP # 1002857/05DRB00341
 PROJECT NAME Highlands @ Anderson Hills (unit 2 & 3)

\$ 90.00 441032/3424000 Conflict Management Fee
 \$ 50.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 70.00 TOTAL AMOUNT DUE

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

3/1/2005 RECEIPT # 1038870 WSH 007 ACTIVITY # 11032 ACCOUNT # 441006 TRF AMT 24000 J24	D. MARK GOODWIN AND ASSOCIATES, P.A. P.O. BOX 90606 ALBUQUERQUE, NM 87199-0606 (505) 828-2200	4463 95-681/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>		DATE <u>3.1.05</u>
Amount <u>Seventy</u>		***DOLLARS <u>170.00</u> *** Treasury Division DOLLARS
FOR <u>Meadows, Units 2 & 3</u>		3/1/2005 11:49AM LOC: AMX RECEIPT# 00038271 WSH 007 TRANS# 0030 Account 441006 Fund 0110 AC: 11:49:30 AM <u>Erin Pasinski</u> MP
BANKWEST Coronado Office 1-800-488-2265		\$50.00 \$20.00 \$0.00
MICR LINE: ⑈004463⑈ ⑈107006813⑈ 283007003⑈		Frank You



ACIS MONUMENT TRACT
N-471822 E7
S-348898 E5
E-001142 E2
S-001142 E2
(MAD 1927)

LANDS OF FALBA HOLDINGS
Unit 2000 line that the Unit 2000 is located by FALBA to remove the
boundary, this case and any future that that change in the unit
boundaries may be resolved by the mortgage company.

TRACT A
LANDS OF SALAZAR FAMILY TRUST
SALAZAR QUATRO TRUST
SJI INVESTMENT COMPANY
ANF FALBA HANKE
(01-23-01, 2003C-223)

- EASEMENTS**
- 1 PROPOSED 7' PUBLIC UTILITY EASEMENT (PUE)
(GRANTED WITH UNIT 1 PLATTING)
 - 2 EXISTING PUBLIC DRAINAGE, WATERLINE
AND SANITARY SEWER EASEMENT
(GRANTED WITH UNIT 1 PLATTING)
 - 3 EXISTING 25' PUBLIC DRAINAGE AND SANITARY
SEWER EASEMENT (GRANTED WITH UNIT 1
PLATTING)
 - 4 EXISTING 25' PUBLIC DRAINAGE AND SANITARY
SEWER EASEMENT (GRANTED WITH UNIT 1
PLATTING)
 - 5 EXISTING 25' PUBLIC DRAINAGE, WATERLINE,
SANITARY SEWER & PEDESTRIAN ACCESS
EASEMENT (GRANTED WITH UNIT 1 PLATTING)
 - 6 EXISTING 40' PUBLIC DRAINAGE, WATERLINE
AND SANITARY SEWER EASEMENT (GRANTED
WITH UNIT 1 PLATTING)
 - 7 25' PUBLIC DRAINAGE AND SANITARY SEWER
EASEMENT GRANTED WITH THIS PLAN

LEGEND

- 1 LOT NUMBER
- 2 BLOCK NUMBER
- 3 CENTER LINE MONUMENT
- 4 EAST CENTER LINE MONUMENT
- 5 NORTH-OF-WAY
- 6 UNIT BOUNDARY
- 7 VACATION
- 8 FLOOD PLAIN LIMITS

SUBDIVISION DATA

GROSS ACRES	34.1537 AC
ZONE ATLAS NO.	N-9-Z 2 & P-9-Z
NO OF UNIT 2 LOTS CREATED	88 LOTS
NO OF UNIT 3 LOTS CREATED	87 LOTS
TOTAL NO OF LOTS CREATED	153 LOTS
NO OF TRACTS CREATED	13 TRACTS
NO OF PARCELS CREATED	10 PARCEL
AREA DEDICATED TO CITY	8,840 AC
ZONING	R-1
DATE OF SURVEY	OCTOBER 2002

NOTES

- 1 UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN
ON THIS PLAN SHALL BE MARKED BY A 60 REBAR W/CPW STAMPED
M.S. IS 7719 (17P)
- 2 ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED
AT THE INTERSECTION OF ALL CENTERLINE MONUMENTATION AND STREET
INTERSECTIONS AND SHOWN THIS A. WILL BE MARKED BY A
FOR MCH (17) ALUMINUM CAP STAMPED:
CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION
DO NOT DISTURB
P-9/719
- 3 BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE
COORDINATE SYSTEM AS SHOWN
- 4 BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID
BEARINGS
- 5 ALL DISTANCES SHALL BE GROUND DISTANCES
- 6 BOUNDARIES WILL BE OFFSET AT ALL POINTS OF CURVATURE,
POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER
ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION
AND TO BE
THRU "G" THRU "P" ARE FOR THE BENEFIT OF AND TO BE
MAINTAINED BY THE ADJOINING LAND OWNERS
ASSOCIATION FOR LANDSCAPING PURPOSES.

DESCRIPTION

A tract of land situated within the town of Albuquerque, New Mexico, containing Sections 8, 9, and 10, Township 9 North, Range 2 East, N49PM, City of Albuquerque, New Mexico, as shown on the attached plat of the City of Albuquerque, New Mexico, and containing 34,207.80 acres more or less.

OWNERS

ANDERSON HILLS LLC
PO BOX 12317
ALBUQUERQUE, N.M. 87185
(505) 872-5862

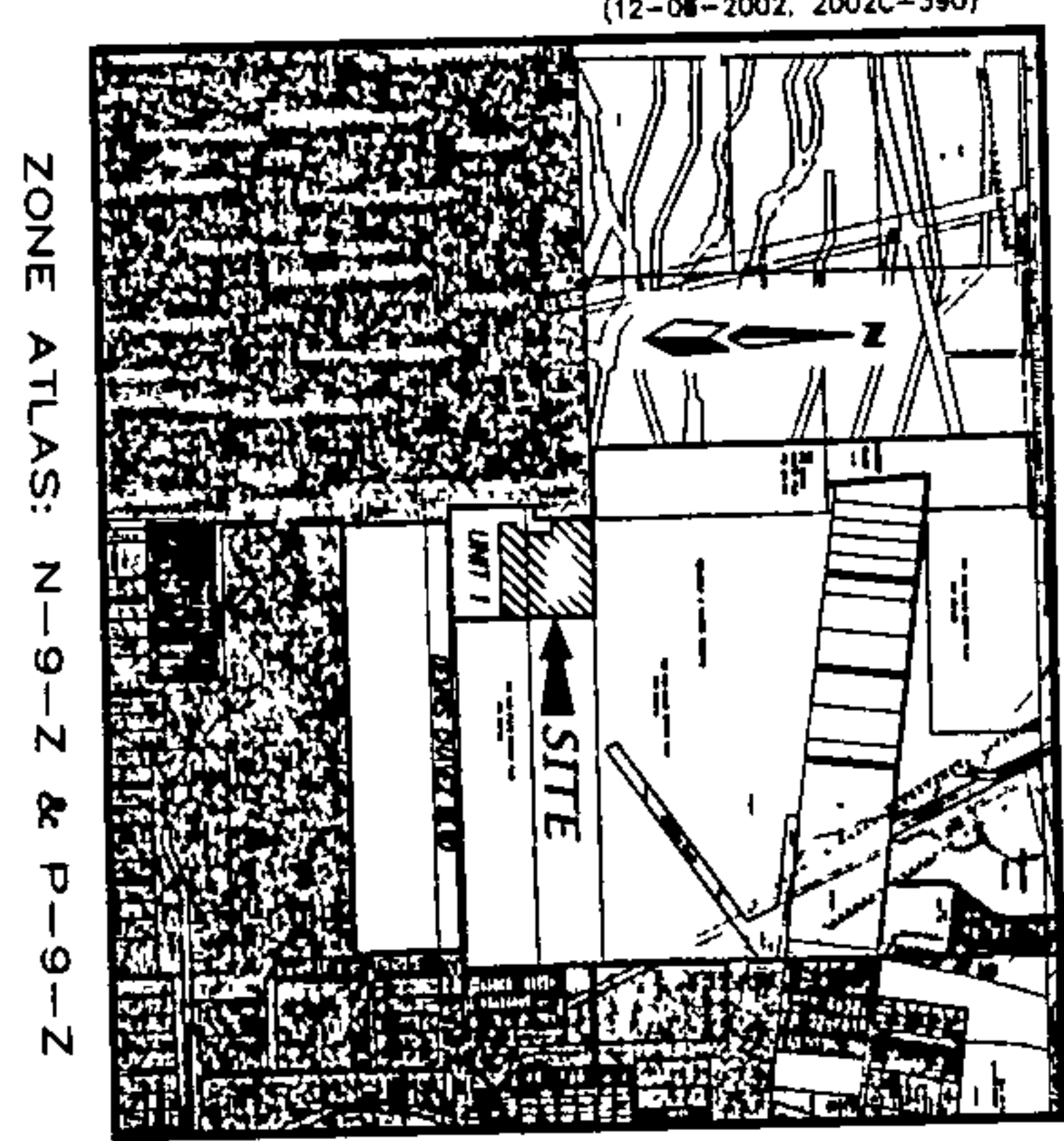
ENGINEERS

D. HARRIS GORDON & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 8008
ALBUQUERQUE, NEW MEXICO 87119
(505) 872-2200

SURVEYOR

ALMOND LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 861-1990

APPROVED FOR MONUMENTATION AND STREET MARKING
ROBERT LUTTON
Manager Anderson Hills, LLC
Date 2-19-04
City Surveyor, City of Albuquerque, N.M.



ZONE ATLAS: N-9-Z & P-9-Z

Drawn	AMDM	Checked	ALS	Sheet	1	of	1
Date	02/18/03	Job	AO3106				

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC PHONE: 822-5562

ADDRESS: 8910 Adams NE FAX: 822-6301

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL:

Proprietary interest in site: Owner List all owners:

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Final Plat Approval: The Highlands @ Anderson Hills, Unit 1

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts A thru B Block: Unit:

Subdiv. / Addn. Arrowood Ranch Development

Current Zoning: RLT Proposed zoning: Same

Zone Atlas page(s): P-9 / N-9 No. of existing lots: 02 tracts No. of proposed lots: 94 / 6 Tracts

Total area of site (acres): 61.7470 Density if applicable: dwellings per gross acre: dwellings per net acre:

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 100905307539020101; 1009053098548020102 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Boulevard

Between: 98th Street and 118th Street

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 03DRB 01200, 03DRB 01202, 03DRB-01203, 03EPC-01204, 01205

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review:

SIGNATURE Diane Hoelzer DATE 5-24-04

(Print) Diane Hoelzer, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00809</u>	<u>FP</u>	<u>S(3)</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected		<u>CF. Mg. Fee</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>6-2-04</u>			Total <u>\$ 200</u>

Diane Hoelzer 5/24/04
Planner signature / date

Project # 1002857

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Diane Hoelzer, PE

Applicant name (print)

Diane Hoelzer

5-24-04

Applicant signature / date



Form revised 3/03, 8/03 and 11/03

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

04DRB - 00809

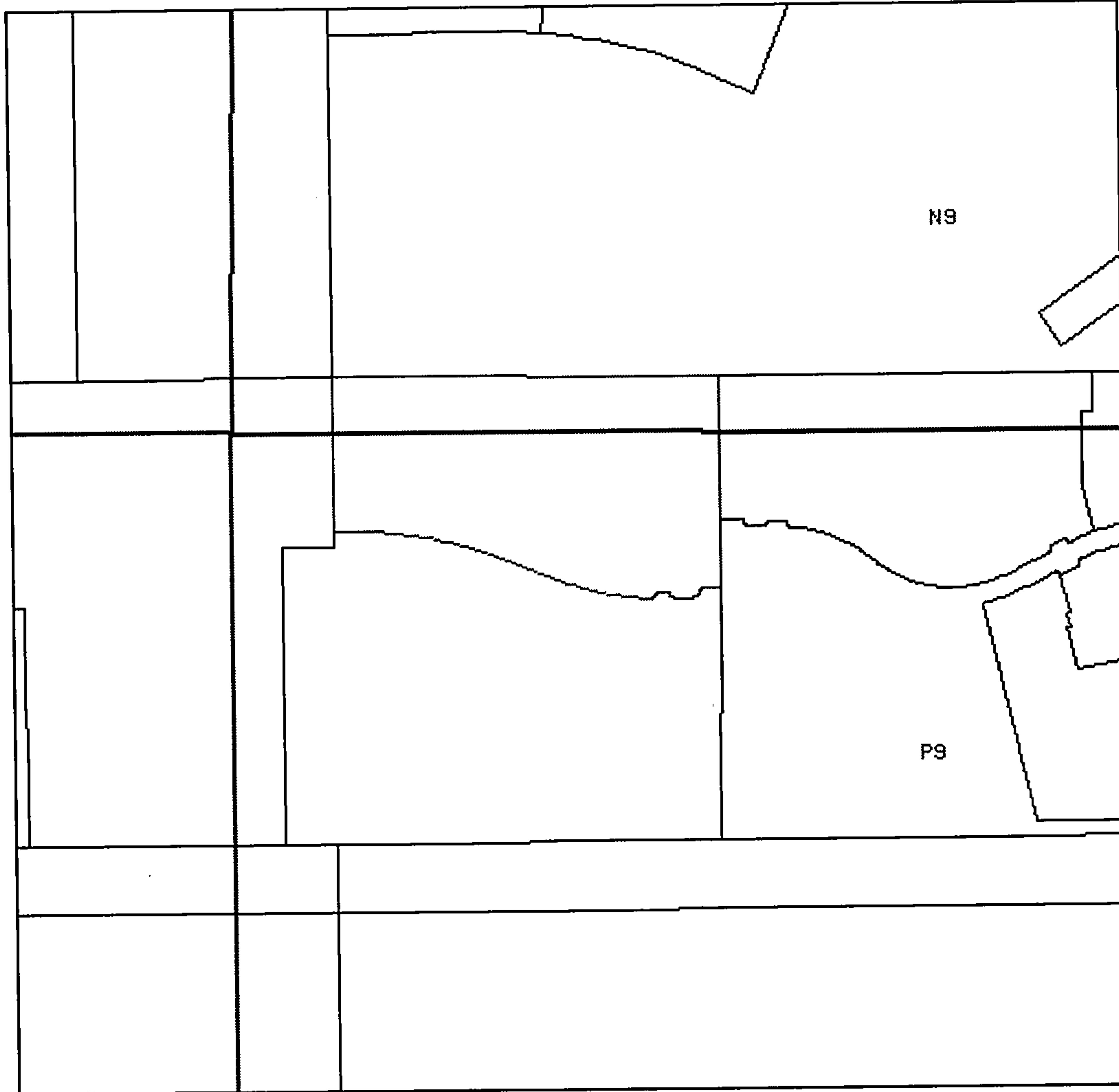
Burke 5-24-03

Planner signature / date

Project # 1002857


ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In Id Address Id ZM Pan Zoom Out



ReDraw Screen

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLANNING
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICTS
- FLOOD ZONES (disclaimer)
- PARCELS
- CONTROL STATIONS
- SENATE DIST.
- REPRESENTATIVE DIST.
- COUNTY COMMISSION DIST
- PARCEL ADDRESS
- CRIMINAL ACTIVITY
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS
- LANDFILLS/BUFFERS
- CRP LOCATIONS
- CASE HISTORY

SHOW LOCATION MAP

SHOW 1999 AERIAL

Selected Address: 99999 DENNIS CHAVEZ BLVD SW

Zoning: R-LT **Lot/Block/Subd:** B , 0000 , ARROWOOD RANCH

Council District/Name: ONE , GOMEZ **County Commission:** 2 **Rep District/Sen District:** 12 , 11

Nbr Assoc: Nothing Selected

Sector Plan: RIO BRAVO Comp. Plan: Developing Urban

Voter Pct: 54

High Sch District: RIO GRANDE **Mid Sch District:** HARRISON **Elem Sch District:** NAVAJO

ZoneMap Page: P9 **Jurisdiction:** CITY

Police Beat: 158/WESTSIDE

Flood Zone: ZONE X

Comm Plan Area: SOUTHWEST MESA

UPC #: 100905309548020102

Owner Name: BROOKSIDE HOLDINGS LLC C/O BRUCE J SHIPMAN

Owner City/State/Zip: RENO / NV / 89511 NV

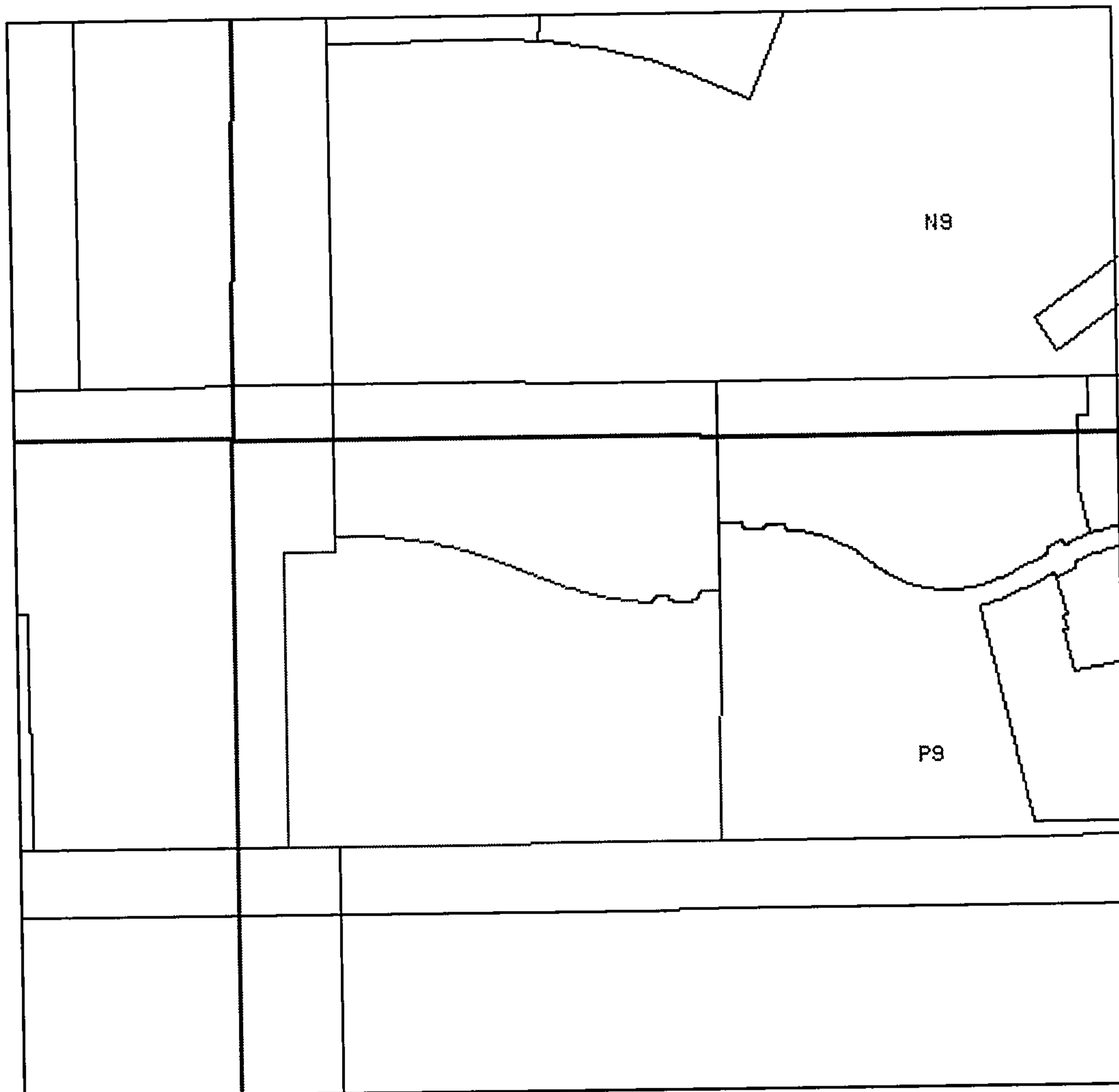
Note: Accuracy for Owner info cannot be guaranteed correct.

Please check with the Bernalillo County Assessor for official data.

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS


ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In Id Address Id ZM Pan Zoom Out



ReDraw Screen

LAYER LEGEND

- STREET NAMES
- PARKS
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SHOW 1999 AERIAL

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Zoning: R-LT **Lot/Block/Subd:** A , 0000 , ARROWOOD RANCH

Council District/Name: ONE , GOMEZ **County Commission:** 2 **Rep District/Sen District:** 12 , 11

Nbr Assoc: Nothing Selected

Sector Plan: RIO BRAVO **Comp. Plan:** Developing Urban

Voter Pct: 54

High Sch District: RIO GRANDE **Mid Sch District:** HARRISON **Elem Sch District:** NAVAJO

ZoneMap Page: P9 **Jurisdiction:** CITY

Police Beat: Nothing Selected/WESTSIDE

Flood Zone: ZONE X

Comm Plan Area: SOUTHWEST MESA

UPC #: 100905307539020101

Owner Name: ANDERSON HILLS LLC

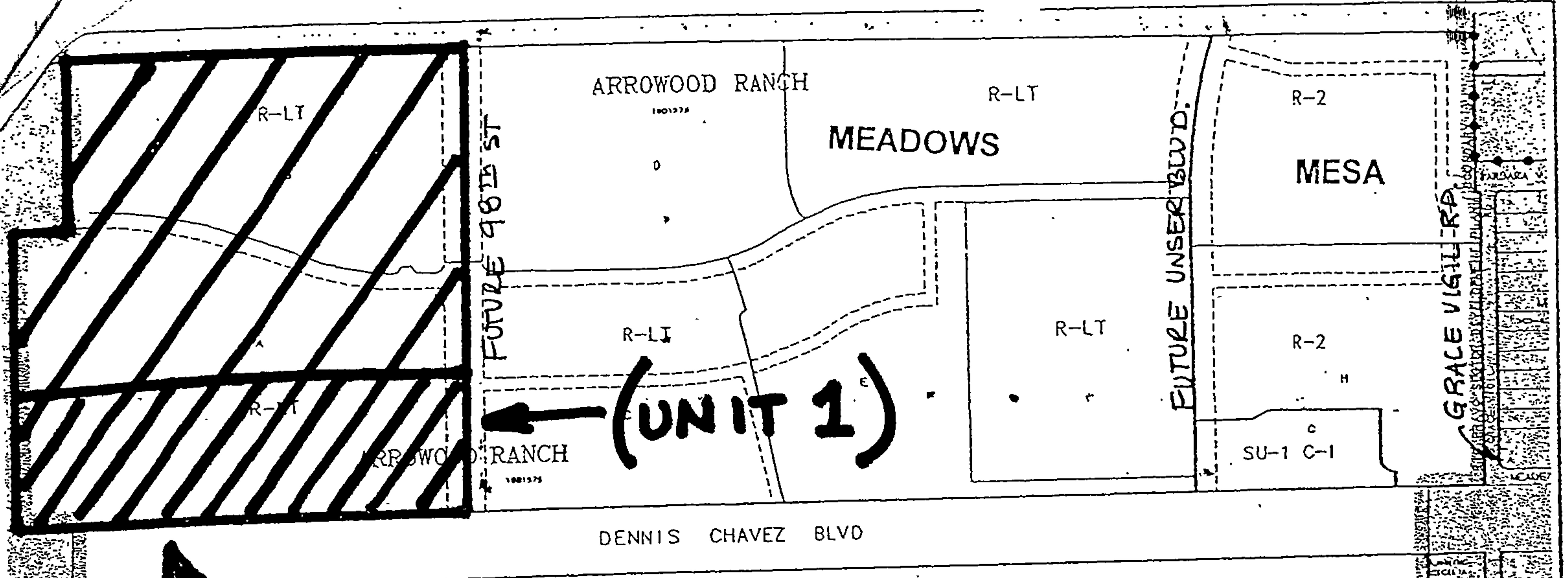
Owner Street Address: 4619 INSPIRATION DR

Owner City/State/Zip: ALBUQUERQUE / NM / 87108 NM

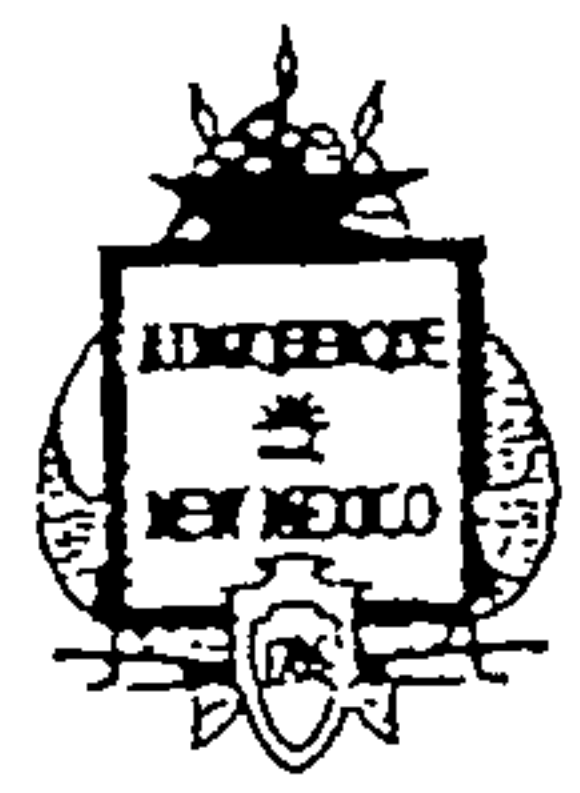
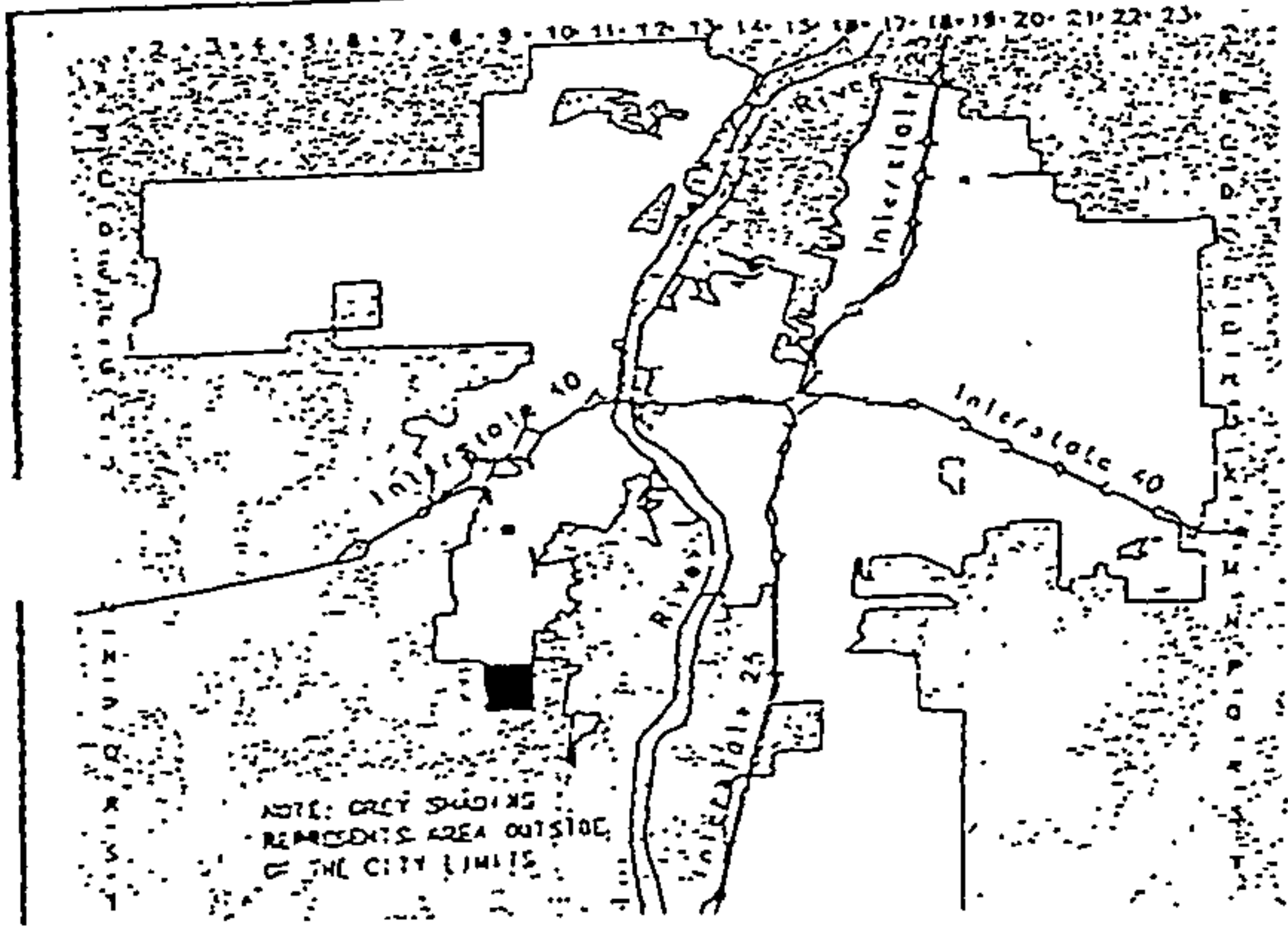
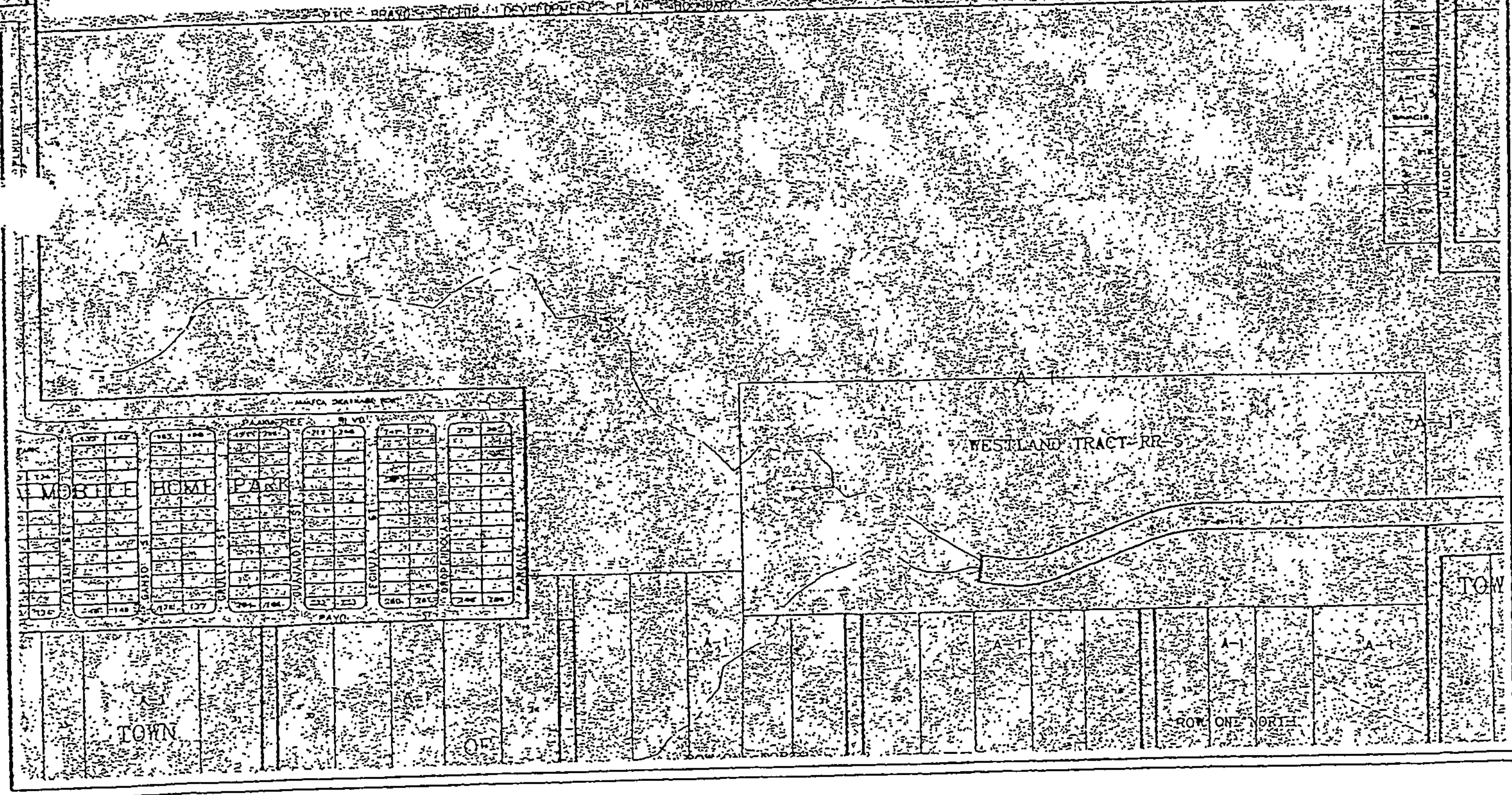
Note: Accuracy for Owner info cannot be guaranteed correct.

Please check with the Bernalillo County Assessor for official data.

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS



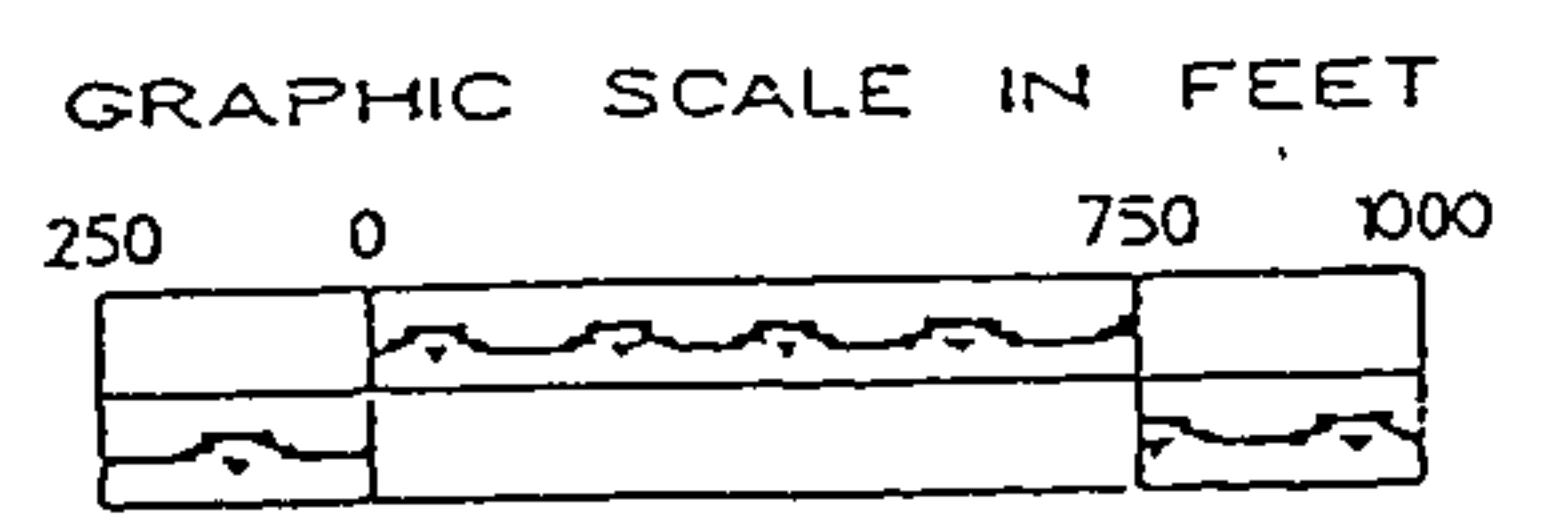
Project Site:
HIGHLANDS @ ANDERSON HILLS



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

P-9-Z

Map Amended through January 27, 2003

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Anderson Hills LLC

AGENT Mark Goodwin & Assoc

ADDRESS P O Box 90606

PROJECT & APP # 1002857/04 DRB-00809

PROJECT NAME The Highlands @ Anderson Hills, Unit 1

\$ 20.00 469099/4916000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ ~~20.00~~ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 20.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

D. MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE, NM 87199-0606
(505) 828-2200

4258

95-681/1070

PAY TO THE ORDER OF City of Albuquerque DATE: May 24, 2004
Twenty 00/100 City Of Albuquerque Treasury Division \$ 20.00

05/24/2004 3:10PM LOC: ANNY
DOLLARS 0047

Account 469077 0000
Activity 4916000 TRSEJA

Trans Amt \$20.00
J24 Misc. Rusan Rasmussen

BANKWEST Coronado Office
1-800-488-2265

FOR The Highlands, Unit 1

⑈004258⑈ ⑆107006813⑆ 283007003⑈ \$0.00

Thank You



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

August 8, 2003

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Highlands @ Anderson Hill
(Project No. 1002857)**

Dear Ms. Matson;

I am submitting a revised infrastructure list for the above referenced project that will be heard on August 13, 2003. Revisions were made to the infrastructure list as a result of recent meetings with city staff from Utilities, Drainage and Transportation as well as AMAFCA and Bernalillo County.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

A handwritten signature in black ink that reads 'Diane Hoelzer'. The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\highlands\drb_ltr.wpd

D. Mark Goodwin and Associates, P.A.
Consulting Engineers

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

Address: **TO:** Sheran Matson **DATE:** August 8, 2003
One Stop **Richard Dourte**
Plaza del Sol **Roger Green**
Brad Bingham
Christina Sandoval

RE: Highlands @ Anderson Hills
DRB # 1002857


We are sending:

Copies	Date	Description
1	8-8-03	Revised Infrastructure List
1	8-8-03	Letter of Explanation

For your information and files

To be recorded

NOTES: Please call me if you have any questions. Thanks.

Project Engineer: 
Diane Hoelzer, PE

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE HIGHLANDS AT ANDERSON HILLS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ARROWOOD RANCH DEVELOPMENT, TRACTS 'A' AND 'B'

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
<input type="text"/>	<input type="text"/>	30' FF	Art Pvmnt, Std C&G, Median C&G, and 6' Sidewalk ⁽²⁾ West Side Only	98 th St.	Dennis Chavez Blvd	Rio Rojo Ave.	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Art Pvmnt	Dennis Chavez	98th St Intersection		/	/	/
<input type="text"/>	<input type="text"/>	48' FF	Res Pvmnt, Std. C&G, and 4' Sidewalk ⁽⁴⁾ South Sides	Rio Rojo Ave.	98 th St.	Rio Seco Dr.	/	/	/
<input type="text"/>	<input type="text"/>	40' FF	Res Pvmnt, Std C&G, and 4' Sidewalk ⁽²⁾ South Sides	Rio Rojo Ave.	Rio Seco Dr.	Rio Largo Dr.	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Largo Dr.	Rio San Diego	Rio Canon Ave.	/	/	/
<input type="text"/>	<input type="text"/>	24' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ West Side Only	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
<input type="text"/>	<input type="text"/>	24' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ South Side Only	Rio Canon Ave. Stub	Rio Linda Dr.	End of stub st.	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmnt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmnt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Fonda Ave.	Rio Linda Dr.	Rio Plata Dr.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	PAVING CONT. Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Fonda Ct.	Rio Fonda Ave.	End of Cul-de-sac	/	/	/
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Plata Dr.	Rio Fonda Ave.	Rio Valle Ave.	/	/	/
		24' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ South Side Only	Rio Valle Dr. Stub	Rio Valle Ave.	End of stub st.	/	/	/
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Valle Ave.	Rio Plata Dr.	Rio Seco Dr.	/	/	/
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ West Side Only	Rio Seco Dr.	Rio Valle Ave.	Rio Rojo Ave.	/	/	/
		10'	Asphalt Trail	Tract 'A'	98 th Street	West Prop Line	/	/	/
		Per Design	Residential Street Lights				/	/	/
			WATER						
		12"-20"	Water line	Offsite Easements	Parcel 1	Gibson Blvd. (Exist 30"WL)	/	/	/
		6 - 12"	Water line	Parcel 1	Offsite Easemts	Rio Largo Dr	/	/	/
		6"	Water line	Esm't. Lot 48 Blk 9	Rio Seco	98 th St.	/	/	/
		6"	Water line	Rio Seco	Rio Rojo	Rio Valle	/	/	/
		6"	Water line	Rio Rojo Ave.	Rio Largo Dr.	Rio Seco	/	/	/
		6"	Water line	Rio Largo Dr.	Parcel 1	Rio Canon Ave.	/	/	/
		4"	Water line	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.	/	/	/
		6"	Water line	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		4"	Water line	Rio Canon Ave. Stub	Rio Canon Ave.	End Stub Lot 25	/	/	/
		6"	Water line	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		6"	Water line	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
SANITARY SEWER									
		8"	Sanitary sewer (U2, U3)	98 th St.	Dennis Chavez Blvd Exist SAS MH	Rio Rojo Ave.	/	/	/
		8"	Sanitary sewer (U2)	Esm't. Lot 48 Blk 9	98 th St.	Rio Seco Dr.	/	/	/
		8"	Sanitary sewer	Rio Seco Dr.	Rio Valle Ave.	Rio Rojo Ave.	/	/	/
		8"	Sanitary sewer (U2)	Rio Valle Ave.	Rio Plata Dr.	Rio Seco Dr.	/	/	/
		8"	Sanitary sewer (U2)	Rio Valle Ave. Stub	Rio Fonda Ct.	Rio Plata Dr.	/	/	/
		8"	Sanitary sewer	Rio Plata Dr.	Rio Fonda Ave.	Rio Valle Ave.	/	/	/
		8"	Sanitary sewer	Rio Fonda Ave.	Rio Linda Dr.	Rio Plata Dr.	/	/	/
		8"	Sanitary sewer	Rio Fonda Ct.	Rio Fonda Ave.	End of Cul-de-sac	/	/	/
		8"	Sanitary sewer (U2)	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/
		8"	Sanitary sewer	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		8"	Sanitary sewer (U2)	Rio Canon Stub	Rio Linda	Rio Fonda Ct.	/	/	/
		8"	Sanitary sewer	Rio Largo Dr.	Rio Canon	Lot 1, Bk 9	/	/	/
		8"	Sanitary sewer	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		8"	Sanitary sewer (U2)	Rio Rojo Ave.	135 ft west	Rio Linda Dr.	/	/	/
		8"	Sanitary sewer	15' Public Easmt L12,B9	Rio Canon	West P.L.	/	/	/
STORM SEWER									
		2.6 ac-ft	Temporary private diversion berm/swale	west boundary			/	/	/
		Per Design	Rio Bravo Concrete Channel	Dennis Chavez R/W	Exist. Conc. Channel	West Prop. Line	/	/	/
		12'x6'	Concrete Box Culvert	98 th Street	at Dennis Chavez Blvd		/	/	/
		18"-60"	Storm Sewer	98 th St. @	Dennis Chavez Blvd	Rio Rojo Ave.	/	/	/
		18"-36"	Storm Sewer	Lot 48 Public Easement	98 th Street	Rio Valle	/	/	/
		18"-30"	Storm Sewer	Rio Valle Ave.	Lot 48	Lot 34/35 Easement	/	/	/
		18"-24"	Storm Sewer	Esm't. Lot 32 Blk 9	Rio Fonda Ct.	Rio Canon Ave.	/	/	/

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
Per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.			
Per design	Temporary pond with Private Drainage Covenant in Parce 1.			
Per design	Temporary private diversion berm/swale	West Boundry		
Per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.			

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

- 1 Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.
- 2 All internal sidewalks to be deferred
- 3 Sanitary sewer manholes should not be deeper than 20'.
- 4 These items may be financially guaranteed and built with The Meadows (DRB 1002856) and The Mesa (DRB 1002858)

AGENT / OWNER

Mark Goodwin & Assoc. PA
FIRM

Diane Hoelzer PE

NAME (print)

Diane Hoelzer 8-22-03
SIGNATURE / date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE HIGHLANDS, UNITS 1, 2, & 3, AT ANDERSON HILLS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ARROWOOD RANCH DEVELOPMENT, TRACTS 'A' AND 'B'

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 7-30-03

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1002857

DRB Application No.: _____

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location UNIT 1	From	To	Private Inspector	City Inspector	City Cnst Engineer
		31' FF (U2,U3)	Art Pvmt, Std C&G, Median C&G, and 6' Sidewalk ⁽²⁾ West Side Only	98 th St.	Dennis Chavez Blvd	Rio Rojo Ave.	/	/	/
		Per Design	Art Pvmt	Dennis Chavez	98th St Inters.		/	/	/
		48' FF	Res Pvmt, Std. C&G, and 4' Sidewalk ⁽²⁾ Both Sides	Rio Rojo Ave.	98 th St.	Rio Seco Dr.	/	/	/
		40' FF	Res Pvmt, Std C&G, and 4' Sidewalk ⁽²⁾ Both Sides	Rio Rojo Ave.	Rio Seco Dr.	Rio Largo Dr.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Largo Dr.	Rio San Diego	Rio Canon Ave.	/	/	/
		24' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ West Side Only	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		24' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ South Side Only	Rio Canon Ave.	Rio Linda Dr.	End of stub st.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Fonda Ave.	Rio Linda Dr.	Rio Plata Dr.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location UNIT 1	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	PAVING CONT. Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Fonda Ct.	Rio Fonda Ave.	End of Cul-de-sac	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Plata Dr.	Rio Fonda Ave.	Rio Valle Ave.	/	/	/
		24' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ South Side Only	Rio Valle Dr. Stub	Rio Valle Ave.	End of stub st.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Valle Ave.	Rio Plata Dr.	Rio Seco Dr.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ West Side Only	Rio Seco Dr.	Rio Valle Ave.	Rio Rojo Ave.	/	/	/
		Per Design	Residential Street Lights				/	/	/
			WATER						
		12"-20"	Water line (U2,U3)	Offsite Easements	Easmt L7, B1	Gibson Blvd. (Exist 30"WL)	/	/	/
		12"	Water line (U2, U3)	Esm't. Lot 7 Blk 1	Offsite Easemts	San Diego Pl	/	/	/
		12"	Water line (U2, U3)	Rio San Diego Pl.	Esm't. Lot 7 Blk 1	Rio Corto Ave.	/	/	/
		6"	Water line	Esm't. Lot 48 Blk 9	Rio Seco	98 th St.	/	/	/
		6"	Water line	Rio Seco	Rio Rojo	Rio Valle	/	/	/
		6"	Water line	Lot 48 Public Easemt	Rio Seco	98th Street	/	/	/
		6"	Water line	Rio Rojo Ave.	Rio Largo Dr.	Rio Seco	/	/	/
		6"	Water line	Rio Largo Dr.	Rio San Diego Pl.	Rio Canon Ave.	/	/	/
		6"	Water line (U2)	Rio San Diego Pl.	Rio Largo Dr.	Rio Corto Ave.	/	/	/
		4"	Water line	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.	/	/	/
		6"	Water line	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		4"	Water line	Rio Canon Ave. Stub	Rio Canon Ave.	End Stub Lot 25	/	/	/
		6"	Water line	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		6"	Water line	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location UNIT 1	From	To	Private Inspector	City Inspector	City Cnst Engineer		
		2.6 ac-ft	Temporary private diversion berm/swale	west boundry			/	/	/		
		Per Design	Rio Bravo Concrete Channel (U2,U3)	Dennis Chavez R/W	Exist. Conc. Channel	West Prop. Line	/	/	/		
		12'x6'	Concrete Box Culvert (U2,U3)	98 th Street	at Dennis Chavez Blvd		/	/	/		
		18"-60"	Storm Sewer (U2,U3)	98 th St. @	Dennis Chavez Blvd	Rio Rojo Ave.	/	/	/		
		18"-36"	Storm Sewer	Lot 48 Public Easement	98 th Street	Rio Valle	/	/	/		
		18"-30"	Storm Sewer	Rio Valle Ave.	Lot 48	Lot 34/35 Easement	/	/	/		
		18"-24"	Storm Sewer	Esm't. Lot 32 Blk 9	Rio Fonda Ct.	Rio Canon Ave.	/	/	/		
		Per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.						/	/	/
		Per design	Temporary pond with Private Drainage Covenant in Unit 2						/	/	/
UNIT 2											
ADDITIONAL ITEMS IDENTIFIED IN UNIT 1 BY (U2) MUST BE FINANCIALLY GUARANTEED PRIOR TO UNIT 2 FINAL PLAT APPROVAL AND MUST BE CONSTRUCTED PRIOR TO OR WITH UNIT 2.											
			PAVING								
		31' FF	Art Pvmt, Std C&G, Median C&G, and 6' Sidewalk ⁽²⁾ West Side Only (U3)	98 th St.	Rio Rojo Ave.	Rio Clara Ave.	/	/	/		
		48' FF	Res Pvmt, Std. C&G, and (U3) 4' Sidewalk ⁽²⁾ Both Sides	Rio Clara Ave.	98 th St.	Rio Maria Dr.	/	/	/		
		40' FF	Res Pvmt, Std C&G, and (U3) 4' Sidewalk ⁽²⁾ Both Sides	Rio Clara Ave.	Rio Maria Dr.	Rio San Diego Dr.	/	/	/		
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio San Diego Pl.	End of Cul-de-sac	Rio Clara Ave.	/	/	/		
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Linda Dr.	Rio Rojo Ave.	Rio Clara Ave.	/	/	/		
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Madre Ave.	Rio Linda Dr.	Rio Bonito Dr.	/	/	/		
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Madre Ct.	Rio Madre Ave.	End of Cul-de-sac	/	/	/		
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Bonito Dr.	Rio Rojo Ave.	Rio Madre Ave.	/	/	/		
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Camino Ave.	Rio Bonito Dr.	Rio Maria Dr.	/	/	/		

UNIT 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Maria Dr.	Rio Camino Ave.	Rio Clara Ave.	/	/	/
			WATER						
		6"	Water line (U3)	Rio Clara Ave.	Rio Maria Dr.	Rio San Diego Dr.	/	/	/
		6"	Water line	Rio San Diego Pl.	Rio Largo Dr.	End of Cul-de-sac	/	/	/
		6"	Water line	Rio Linda Dr.	Rio Rojo Ave.	Rio Clara Ave.	/	/	/
		6"	Water line	Rio Madre Ave.	Rio Linda Dr.	Rio Bonito Dr.	/	/	/
		6"	Water line	Rio Madre Ct.	Rio Madre Ave.	End of Cul-de-sac	/	/	/
		6"	Water line	Rio Bonito Dr.	Rio Rojo Ave.	Rio Madre Ave.	/	/	/
		6"	Water line	Rio Camino	Rio Bonito	Rio Maria Dr.	/	/	/
		6"	Water line	Rio Maria Dr	Rio Clara	Rio Camino Ave.	/	/	/
			SANITARY SEWER						
		8"	Sanitary sewer (U3)	Rio Clara Ave.	Rio Maria Dr.	Rio Plata Dr.	/	/	/
		8"	Sanitary sewer	Rio San Diego Pl.	Rio Clara Ave.	Esm't. Lot 9 Blk 5	/	/	/
		8"	Sanitary sewer	Esm't. Lot 9 Blk 5	Rio San Diego Pl.	Rio Rojo Ave.	/	/	/
		8"	Sanitary sewer	Rio Linda Dr.	Rio Rojo Ave.	Rio Clara Ave.	/	/	/
		8"	Sanitary sewer	Rio Madre Ave.	Rio Linda Dr.	Rio Bonito Dr.	/	/	/
		8"	Sanitary sewer	Rio Madre Ct.	Rio Madre Ave.	End Culdeseac	/	/	/
		8"	Sanitary sewer	Rio Bonito Dr.	Lot 20, B7)	Rio Madre Ave.	/	/	/
		8"	Sanitary sewer	Rio Camino Ave.	Rio Bonito Dr.	Rio Maria Dr.	/	/	/
		8"	Sanitary sewer (U3)	Rio Maria Dr.	Rio Camino Ave.	Rio Clara Ave.	/	/	/
		8"	Sanitary sewer (U3)	Esm't. Lot 5 Blk 8	Rio Maria Dr.	Rio Rojo Ave.	/	/	/
			Storm Sewer						
		18"-48"	Storm Sewer (U3)	98 th St.	Rio Rojo Ave.	Rio Clara Ave.	/	/	/
		30"	Storm Sewer	Esm't. Lot 5 Blk 8	Rio Maria Dr.	98 th St.	/	/	/
		18"-30"	Storm Sewer	Rio Maria	Rio Camino	Lot 7, Blk 6	/	/	/
		18"-48"	Storm Sewer	Rio Camino Ave.	Rio Bonito Dr.	Rio Maria Dr.	/	/	/

NOTES

- 1 Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.
- 2 All internal sidewalks to be deferred
- 3 Sanitary sewer manholes should not be deeper than 20'.
- 4 These items may be financially guaranteed and built with The Meadows (DRB 1002856) and The Mesa (DRB 1002858)

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Diane Hoelzer, PE
NAME (print)

MARK GOODWIN + ASSOC
FIRM

Diane Hoelzer 8-8-03
SIGNATURE date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

plats, only a total of 431 lots are being requested for approval at this time.

'The Highlands' consists of the western portion of the Master Planned Community to be known as Anderson Hills. The two other areas within this community are 'The Meadows' and 'The Mesa' which are both located to the east of this subdivision. These three areas are separated by two principal arterial streets: 98th street and Unser Blvd. When the whole area is developed, it will consist of almost 1000 homes and each community

will have its own 2.0+ acre public park. Additional landscaped areas along the major interior roads have been provided to enhance the neighborhood as well as a proposed trail system along the north side of the Rio Bravo channel located adjacent to the north side of Dennis Chavez Blvd. Access to each of these subdivisions will be from Dennis Chavez Blvd.

Please call me if you have any questions.

Sincerely,

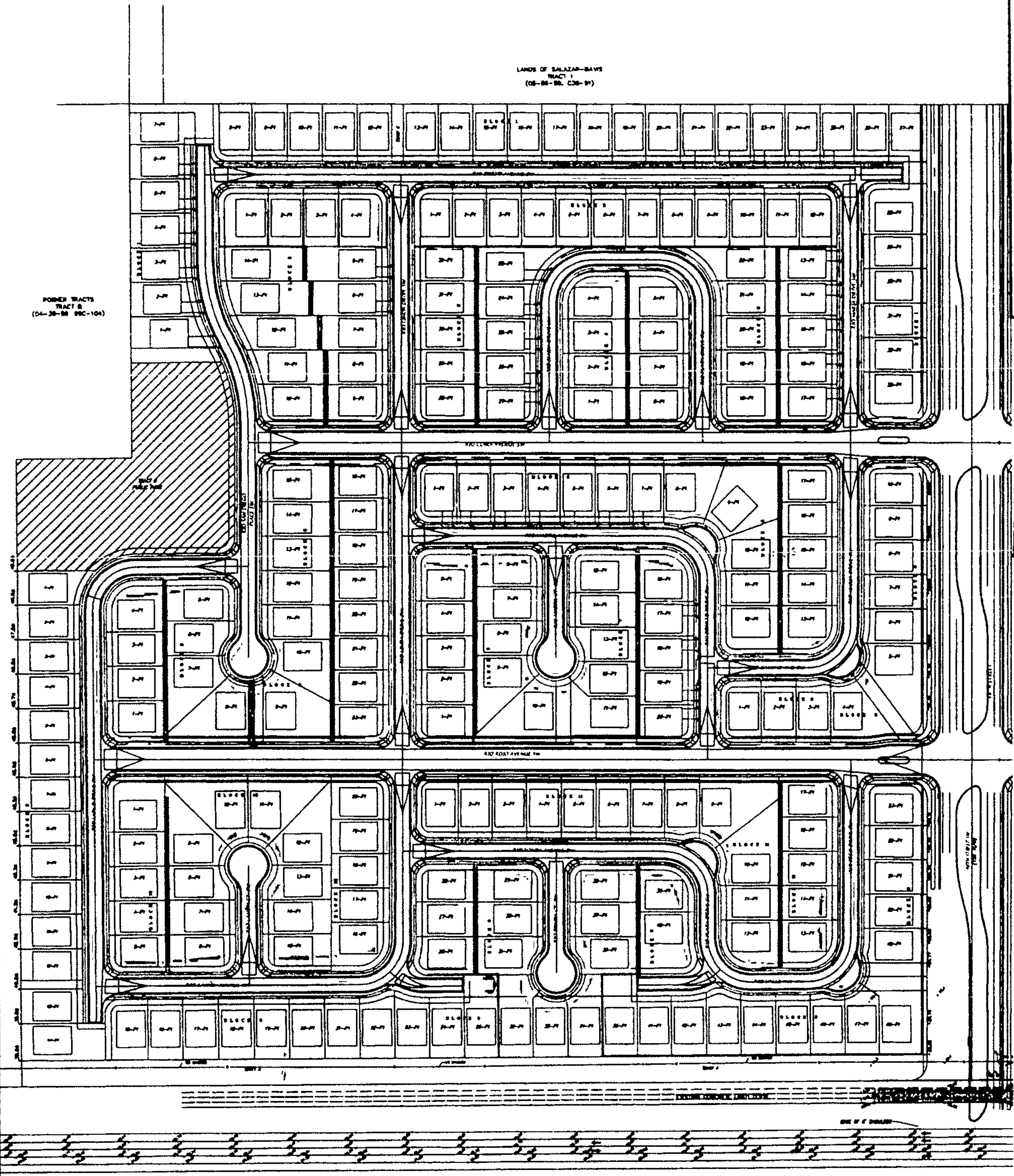
MARK GOODWIN & ASSOCIATES, P.A.



Diane Hoelzer, PE
Senior Engineer

DLH/dlh

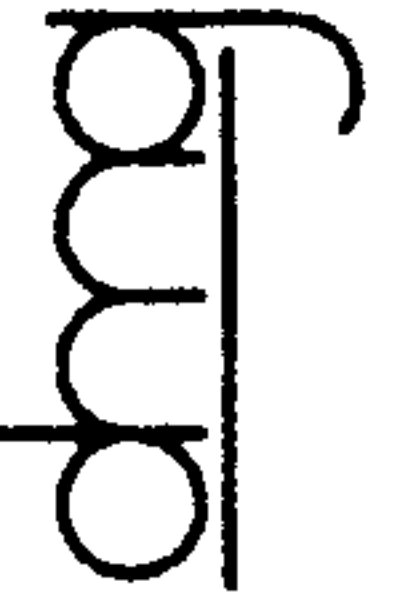
f:\A2106 AndersonHills\highlands \drb_ltr.wpd



LANDS OF SALAZAR-SAVS
TRACT 1
(08-88-88, 08-89)

POWER TRACTS
TRACT B
(04-30-88 SEC-104)

EXHIBIT C
Date 8/18/08



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

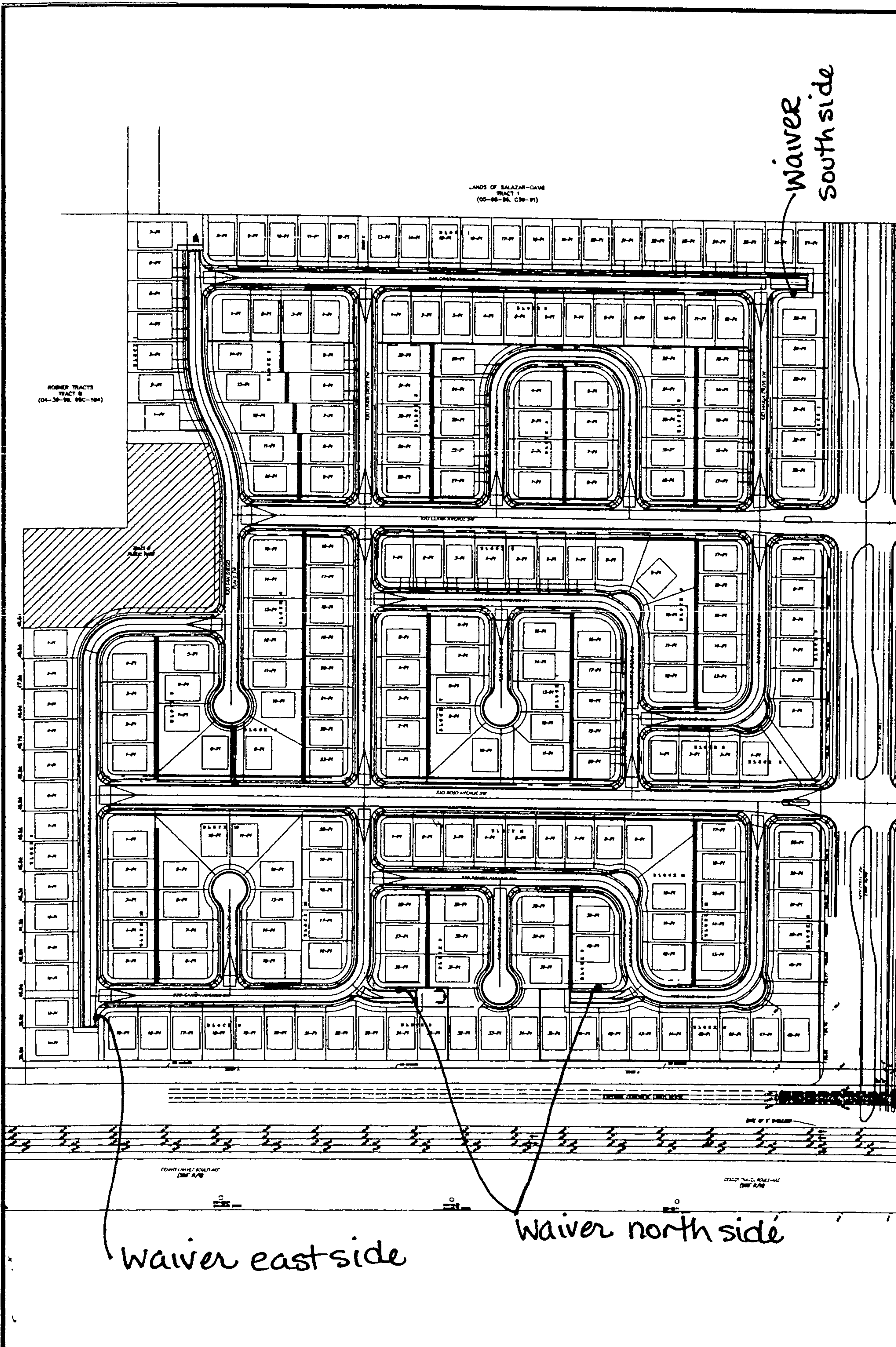
HIGHLANDS @ ANDERSON HILLS
SIDEWALK DEFERRAL

A2106ANH/DWG/SW_DEF/07-17-03



115KV POWER LINE

115KV GAS LINE



HIGHLANDS @ ANDERSON HILLS
 SIDEWALK WAIVER

dmj
 MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

EXHIBIT D
 Date 8/13/03

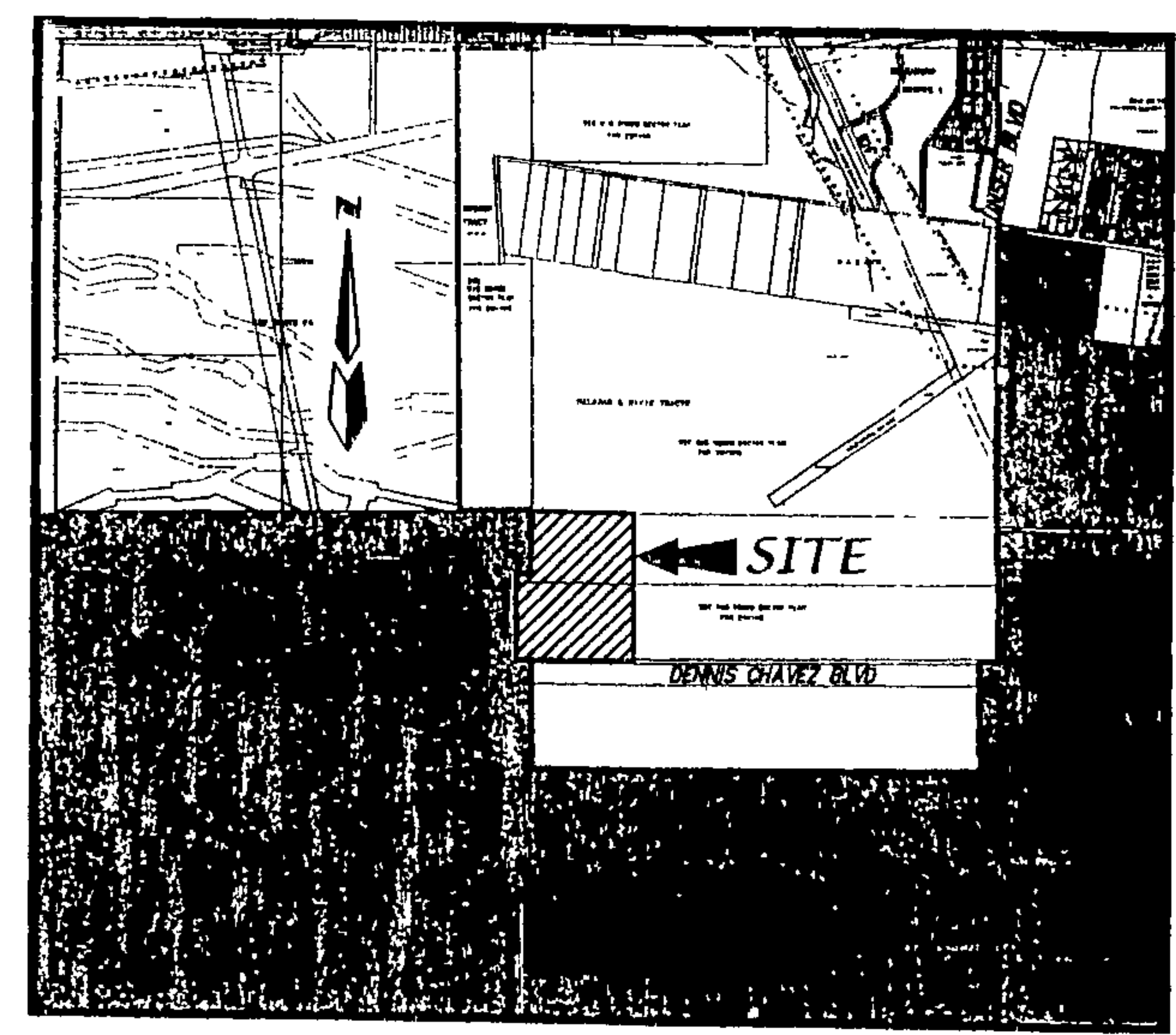
A2106ANH/DWG/SW_DEF/07-17-03

PRELIMINARY PLAT
THE HIGHLANDS AT ANDERSON HILLS
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 8, 9 & 10
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2003

SUBDIVISION DATA
 GROSS ACREAGE 61 7470 AC
 ZONE ATLAS NO. N-9-Z P-9-Z
 NO OF LOTS CREATED 247 LOTS
 NO OF TRACTS CREATED 3 TRACTS
 AREA DEDICATED TO CITY 17 1022 AC
 ZONING RL
 DATE OF SURVEY OCTOBER 2002

- NOTES**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP)
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PS#7719"
 - BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN
 - BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - ALL DISTANCES SHALL BE GROUND DISTANCES
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

- EASEMENTS**
- EXISTING PUBLIC WATERLINE EASEMENT (12-06-02, 02C-390) VACATED BY:
 - EXISTING PUBLIC ROADWAY, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390) VACATED BY:
 - EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390) VACATED BY:
 - 25' SAS, WATER LINE DRAINAGE AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT
 - 7' LANDSCAPE EASEMENT GRANTED WITH THIS PLAT
 - 30' SAS, WATER LINE DRAINAGE AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT



ZONE ATLAS: N-9-Z & P-9-Z

SITE BENCHMARK
 ACS MONUMENT
 "3-P10"
 ELEVATION=4935.735
 (SLD 1929)

- LEGEND**
- 1 LOT NUMBER
 - ⊙ BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - ROW RIGHT-OF-WAY
 - PHASE LINE
 - VACATION
 - FLOOD PLAIN LIMITS

ENGINEERS
 D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

OWNERS
 ANDERSON HILLS, LLC
 PO BOX 12317
 ALBUQUERQUE, N.M. 87195
 (505) 822-5362

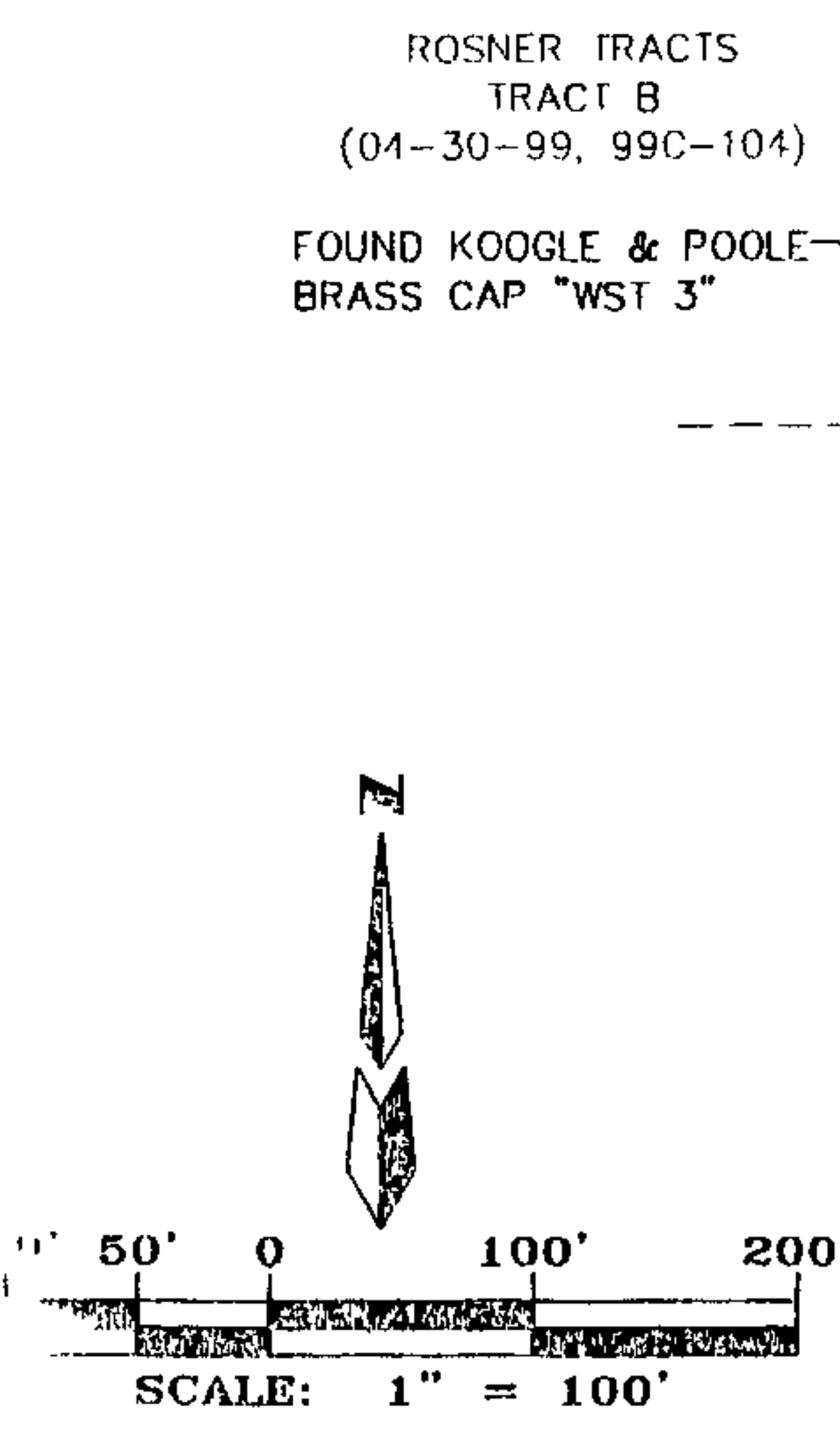
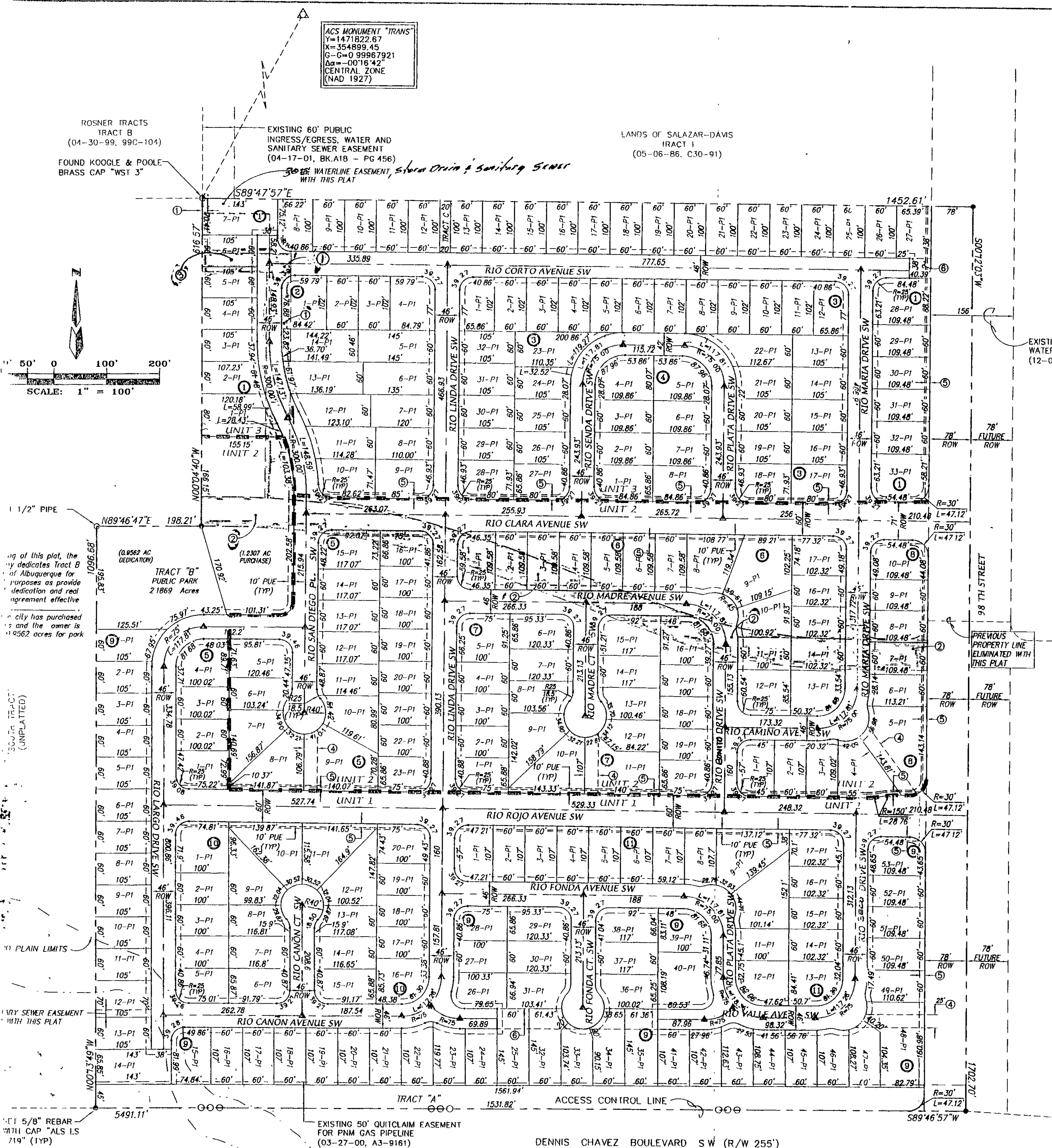
SURVEYOR
 ALDRICH LAND SURVEYING
 P.O. BOX 30701
 ALBUQUERQUE, N.M. 87190
 (505) 884-1990

Signature
 REX WILSON
 Managing Member, Anderson Hills, LLC
 7/1/2003 DATE

APPROVED FOR MONUMENTATION AND STREET NAMES
Signature
 City Surveyor, City of Albuquerque, N.M.
 7-2-03 Date

EXHIBIT B
 Date 8/13/03

ACS MONUMENT "2-P10"
 X=1,484,349.24
 Y=358,414.13
 G-C=0.9996842
 Az=00°16'18"
 CENTRAL ZONE
 (NAD 1927)



ing of this plat, the city dedicates Tract B at Albuquerque for purposes as provide dedication and real agreement effective city has purchased and the owner is 0.0562 acres for park

30' SOUTH TRACT (UNPLATTED)

PLAIN LIMITS

ARY SEWER EASEMENT WITH THIS PLAT

"1 5/8" REBAR WITH CAP "ALS LS 719" (TYP)

EXISTING 60' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A1B - PG 456)

LANDS OF SALAZAR-DAVIS TRACT I (05-06-86, C.30-91)

TRACT D ARROWOOD RANCH DEVELOPMENT (12-06-2002, 2002C-390)

EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)

PREVIOUS PROPERTY LINE ELIMINATED WITH THIS PLAT

EXISTING 50' QUITCLAIM EASEMENT FOR PNM GAS PIPELINE (03-27-00, A3-9161)

DENNIS CHAVEZ BOULEVARD SW (R/W 255')



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

APRIL 7, 2004

9. Project # 1002857
04DRB-00232 Major-Preliminary Plat Approval
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] [Deferred from 3/17/04 & 3/31/04] (P-9)

At the April 7, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 4/7/04 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following conditions of final plat approval:

- 1) The offsite 2W waterline must be operational.
- 2) Planning must receive photos of already built walls with project number, location and name of subdivision listed.

The sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by April 22, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.



OFFICIAL NOTICE OF DECISION
PAGE 2

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

cc: Anderson Hills LLC, 8910 Adams NE, 87113
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002857

AGENDA ITEM NO: 9

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report dated 8-26-03 is on file for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

signal I.L.

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: April 7, 2004

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002857 AGENDA#: 9 DATE: 4.7.04

1. Name: Diane Helgeson Address: MAA Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 31, 2004

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 10:50 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000269**
04DRB-00312 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, **RENAISSANCE CENTER**, zoned SU-1, C-2 USES, located on MERCANTILE AVE NE, and CULTURE AVE NE between MONTANO NE and COMMERCE NE containing approximately 5 acre(s). [REF: 03DRB-01269] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

2. **Project # 1000662**
04DRB-00310 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 3A3A3, **RENAISSANCE CENTER**, zoned SU-1 IP USES, located on MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 03DRB-00469] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

3. **Project # 1000874**
04DRB-00313 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) B1, C2, C3 and C4, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2 PERMISSIVE USE, located on MONTANO RD NE, between ALEXANDER BLVD NE and PAN AMERICAN FWY NE containing approximately 10 acre(s). [REF: 03DRB-00444] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

4. **Project # 1001118**
04DRB-00309 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2-NM request(s) the above action(s) for all or a portion of Tract(s) 4A1 & 4A2, **RENAISSANCE CENTER**, zoned SU-1 IP USES, located on RENAISSANCE BLVD NE, between CULTURE AVE NE and ALEXANDER BLVD NE containing approximately 9 acre(s). [REF: 03AA-02065] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

5. **Project # 1000766**
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned RD (9DU/AC), located on TOWER SW, between UNSER SW and 75TH ST SW containing approximately 20 acre(s). [REF:DRB-97-202] [Deferred from 3/31/04] (L-10) **DEFERRED TO 4/7/04 ON A NO SHOW.**

6. **Project # 1003279**
04DRB-00294 Major-Vacation of
Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 82ND ST SW and UNSER BLVD SW containing approximately 1 acre(s). [Deferred from 3/31/04] (L-10) **DEFERRED TO 4/7/04 ON A NO SHOW.**

7. **Project # 1002423**
04DRB-00302 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10**), zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] [Deferred from 3/31/04] (N-9) **DEFERRED TO 4/7/04 ON A NO SHOW.**

8. **Project # 1002856**
04DRB-00230 Major-Preliminary Plat
Approval
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] [Deferred from 3/17/04 & 3/31/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

9. **Project # 1002857**
04DRB-00232 Major-Preliminary Plat
Approval
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] [Deferred from 3/17/04 & 3/31/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

10. **Project # 1002858**
04DRB-00234 Major-Preliminary Plat
Approval
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS**, zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] [Deferred from 3/17/04 & 3/31/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

11. **Project # 1003010**
04DRB-00366 Minor-SiteDev Plan
Subd/EPC
04DRB-00368 Minor-SiteDev Plan
BldPermit/EPC
- DEKKER PERICH SABATINI, agent(s) for ALBUQUERQUE LITTLE THEATER request(s) the above action(s) for all or a portion of Lot(s) 5, 6 & 7, Tract(s) 135-B, 136-A, 137 & 138, Block(s) 4, Unit(s) 2, **SECTION 18, T10N, R3E, NMPM Bernalillo Co., NM PLUS HUNING CASTLE ADDITION**, zoned SU-2 special neighborhood zone, SU-1, Abq. Little Theater, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 03EPC-01670,.71 &, 03EPC-01704] [Makita Hill, EPC Case Planner] (J-13) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- 04DRB-00325 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for LARRY PARKER request(s) the above action(s) for all or a portion of Lot(s) 5, 6, & 7, Block(s) 4, Tract(s) 135B, 136A, 136B, 137 & 138, **HUNING CASTLE ADDITION**, zoned SU-2, SU-1, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 01670, 01671, 03EPC-01704] [*Was indefinitely deferred for the site plan submittal*] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1002201**
04DRB-00395 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for LARRY H. MILLER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2, SU-1 AUTO SALES SERV REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FREEWAY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: Z-86-8, 03DRB-01382, 03EPC-02047, Project #1002848] [**Debbie Stover, EPC Case Planner**] [*Deferred from 3/31/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

13. **Project # 1000560**
04DRB-00089 Minor-Amnd SiteDev Plan
Subd

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028, 01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] [*Deferred from 3/17/04*] (D-17) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00028 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] [*Deferred from 1/21/04 & 3/17/04*] (D-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04 & 3/24/04*] (P-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/31/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/26/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR PERIMETER WALLS AND EPC CASE PLANNER'S INITIALS.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

15. **Project # 1003229**
04DRB-00397 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for TOBY & DOROTHY DEVARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, **LINDA VISTA ADDITION**, zoned R-1 residential zone, located on HENDRIX AVE NW, between 4th ST NW and SANCHEZ AVE NW containing approximately 1 acre(s). [Project # changed from Project #1003322 now void] [*Deferred from 3/31/04*] (F-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

16. **Project # 1002743**
04DRB-00399 Minor-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE AVE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, Z-77-28] *[Deferred from 3/31/04]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

17. **Project # 1003308**
04DRB-00380 Minor-Prelim&Final Plat
Approval

FRED FRENCH agent(s) for BROGDON LLC request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 3, 4, & 5, **FAIRGROUNDS ADDITION**, zoned C-3, located on the corner of ACOMA RD SE and CALIFORNIA SE, containing approximately 1 acre(s). (K-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF A 20-FOOT RADIUS AND PLANNING FOR A REAPPROVED AGIS DXF FILE.**

18. **Project # 1002645**
04DRB-00400 Minor-Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES, request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION, UNIT 8**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 03DRB-01465, 03DRB-01440, 01441] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR STORM DRAIN EASEMENTS, WATER AND SANITARY SEWER TO CITY OF ALBUQUERQUE, PUBLIC ACCESS MAINTAINED BY HOME OWNERS ASSOCIATION AND PLANNING FOR PERIMETER WALL DESIGN.**

19. **Project # 1002506**
04DRB-00360 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH**, zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] [*Deferred from 3/24/04*] (C-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

20. **Project # 1001087**
04DRB-00004 Minor- Amended
Preliminary Plat & Final Plat Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION**, zoned SU-2,R-T, located on 12th ST NW, between CANDELARIA RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 02ZHE-01435, 01DRB-002688, 01DRB-01891] [Final Plat was indefinitely deferred on 3/31/04] (G-14) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 3/31/04 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

21. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat
Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04, 3/10/04 & 3/24/04*] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING FOR AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

22. **Project # 1003303**
04DRB-00361 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned RD-Office, located on LADERA DR NW, between 72ND ST NW and OURAY BLVD NW containing approximately 3 acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003304**
04DRB-00362 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, Section 10, **MARIPOSA SQUARE, UNIT 8**, zoned RD-Office, located on 72ND ST SW, between LADERA DR SW and MIAMI RD SW containing approximately 3 acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for March 17, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 17, 2004 WERE APPROVED.**

ADJOURNED: 10:50 A.M.

Report 4/7/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002857 AGENDA#: 9 DATE: 3.31.04

- 1. Name: _____ Address: _____ Zip: _____
- 2. Name: _____ Address: _____ Zip: _____
- 3. Name: _____ Address: _____ Zip: _____
- 4. Name: _____ Address: _____ Zip: _____
- 5. Name: _____ Address: _____ Zip: _____
- 6. Name: _____ Address: _____ Zip: _____
- 7. Name: _____ Address: _____ Zip: _____
- 8. Name: _____ Address: _____ Zip: _____
- 9. Name: _____ Address: _____ Zip: _____
- 10. Name: _____ Address: _____ Zip: _____
- 11. Name: _____ Address: _____ Zip: _____
- 12. Name: _____ Address: _____ Zip: _____
- 13. Name: _____ Address: _____ Zip: _____
- 14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

4/7

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002857

AGENDA ITEM NO: 9

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 3-17-04.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 31, 2004



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002857

AGENDA ITEM NO: 9

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 3-17-04.

RESOLUTION:

4-7-04

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 31, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 17, 2004

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.

Adjourned: 11:20 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000572**
04DRB-00218 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for CINEMARK USA INC request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 3, **LENKURT SITE**, zoned SU-1 IP, located on I-40 EAST BOUND between CHICO RD NE and MORRIS RD NE containing approximately 50 acre(s). [REF: DRB 99-17/00410-00761, 02DRB-00330, Z 98-114] (K-21) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002856**
04DRB-00230 Major-Preliminary Plat
Approval
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] [Deferred from 3/17/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

- ~~3. **Project # 1002857**~~
04DRB-00232 Major-Preliminary Plat
Approval
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] [Deferred from 3/17/04] (P-9) ~~DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.~~

4. **Project # 1002858**
04DRB-00234 Major-Preliminary Plat
Approval
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS**, zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] [Deferred from 3/17/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

5. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04] (B-10) **DEFERRED AT AGENT'S REQUEST TO 4/7/04.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1000931**
04DRB-00324 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING, INC. agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) UNIT 8, Tract(s) 1C, **SEVILLE SUBDIVISION**, zoned SU-1 FOR C-1, located on UNIVERSE BLVD NW, between IRVING BLVD NW and WESTSIDE BLVD NW containing approximately 9 acre(s). [REF: 03EPC-02038] [Carmen Marrone, EPC Case Planner] (A-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003169**
04DRB-00321 Minor-SiteDev Plan
BldPermit/EPC

SMPC ARCHITECTS agent(s) for RIO VISTA CHURCH request(s) the above action(s) for all or a portion of Lot(s) A, **RIVERVIEW ADDITION**, zoned SU-1 special use zone, Church & Related Facilities, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and MARNA LYNN AVE NW containing approximately 3 acre(s). [REF: 03EPC-02193] [Carmen Marrone, EPC Case Planner] (C-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING SIDEWALK AT PROPERTY LINE AND SITE DISTANCE.**

8. **Project # 1002796**
03DRB-02022 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02024 Minor-SiteDev Plan
Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] **[Debbie Stover, EPC Case Planner]** *[Deferred from 2/25/04 & 3/10/04]* (K-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/17/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

Project # 1002796
04DRB-00326 Minor-Prelim&Final Plat
Approval

PHILIP W. TURNER request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, and Lot(s) 7-10, FIRE HOUSE #5, Tract(s) A, **LOMA VERDE SUBDIVISION**, zoned SU-1, C-2, located on DALLAS NE, between CHARLESTON NE and CHICO RD NE containing approximately 1 acre(s). [REF: 03DRB-02022, 03DRB-02024] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 25-FOOT RADII TO MATCH THE SITE PLAN AND PLANNING FOR AGIS DXF FILE AND PNM, COMCAST AND QWEST SIGNATURES.**

9. **Project # 1000651**
04DRB-00246 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for TIJERAS PLACE LLC SERIES B request(s) the above action(s) for all or a portion of Tract(s) A29A1, **TOWN OF ATRISCO GRANT NORTHEAST, UNIT 1**, zoned SU-1 FOR PLANNED DEVELOPMENT AREA C-1 USES, located on REDLANDS RD NW, between COORS BLVD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 02EPC-01672,01673, 02DRB-01946,01947, 03DRB-00190, 03DRB-00285, 03EPC-01927] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER COMMENTS.**

10. **Project # 1000560**
04DRB-00089 Minor-Amnd SiteDev Plan
Subd

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028,01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] *[Deferred from 3/17/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

04DRB-00028 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] *[Deferred from 1/21/04 & 3/17/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

11. **Project # 1001731**
04DRB-00315 Minor-Final Plat
Approval
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 23, Tract(s) 2, Unit(s) 3, NORTH ALBUQUERQUE ACRES, Block(s) 2, Tract(s) 2, Unit(s) 3, (to be known as **SAHAR SUBDIVISION**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 03DRB-01609, 03DRB-01611 & 1612] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL APPROVAL.**
12. **Project # 1002472**
04DRB-00323 Minor-Final Plat
Approval
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, Tract(s) 2, Unit(s) 3, **COURTYARDS AT ALAMEDA – NOR ESTE ADDITION**, zoned R-D, located on ALAMEDA NE, between BARSTOW NE and WYOMING NE containing approximately 2 acre(s). [REF: 03DRB-00403,03DRB-00404, 03DRB-00405] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITION OF SANITARY SEWER EASEMENT AND CITY ENGINEER FOR PRIVATE EASEMENT WITH MAINTENANCE AND BENEFICIARIES.**

13. **Project # 1002138**
03DRB-00237 Minor-Final Plat Approval

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION**, NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [Deferred from 3/19/03] [REF: 02DRB-01219] **[The Final Plat was indefinitely deferred 4/2/03] (C-19) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL APPROVAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

14. **Project # 1000724**
04DRB-00328 Major-Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Unit(s) 1, Tract(s) A, **RAYO DEL SOL, UNIT 2**, zoned R-LT residential zone, located on ARENAL RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, 0044001098, Z-97-57, DRB-97-87] (M-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU DEPOSIT AND PEDESTRIAN EASEMENT NEEDS MAINTENANCE AND BENEFICIARY LANGUAGE. RIGHT-OF-WAY NEEDS TO BE MADE AN EASEMENT ON LOT 44.**

15. **Project # 1001396**
04DRB-00311 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **ALTA TIERRA DEL NORTE, UNIT 2**, zoned R-1 residential zone, located on VISTA DEL NORTE DR NE, between VIA DESIERTO NE and VISTA MONTE DR. NE containing approximately 10 acre(s). [REF: 03DRB-01860, 02DRB-01871] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1001557**
04DRB-00327 Minor-Extension of
Preliminary Plat

MARK GOODWIN AND ASSOCIATES, PA agent(s) for A.S.I. FRANCISCO MELENDREZ request(s) the above action(s) for all or a portion of Tract(s) A, Unit(s) 3 & 4, (to be known as **PUNO DE TIERRA ESTATES, UNITS 1 & 2**), zoned R-1 residential zone, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: DRB 97-498] (M-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

17. **Project # 1003287**
04DRB-00308 Minor-Prelim&Final Plat
Approval

MARK GOODWIN AND ASSOCIATES, PA agent(s) for D. R. HORTON, INC. request(s) the above action(s) for all or a portion of Lot(s) 30-P1, Block(s) 6, **ENCANTO VILLAGE, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on VIA PATRIA SW AT EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 1 acre(s). (L-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED, SIGNED OFF, AND DELEGATED OFF THE AGENDA BY THE BOARD 3/16/04.**

18. **Project # 1003010**
04DRB-00325 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for LARRY PARKER request(s) the above action(s) for all or a portion of Lot(s) 5, 6, & 7, Block(s) 4, Tract(s) 135B, 136A, 136B, 137 & 138, **HUNING CASTLE ADDITION**, zoned SU-2, SU-1, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 01670, 01671, 03EPC-01704] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1003291**
04DRB-00322 Minor-Sketch Plat or
Plan

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, **MRGCD MAP 35**, zoned R-LT, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF:Z-84-119] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for February 25 and March 3, 2004.
MINUTES WERE APPROVED BY THE BOARD.

ADJOURNED: 11:20 A.M.



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002857

AGENDA ITEM NO: 3

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report dated 8-26-03 is on file for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

3-31-04

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: March 17, 2004

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002857 AGENDA#: 3 DATE: 3.17.04

1. Name: Dease Hoelzer Address: _____ Zip: _____

2. Name: Robert Lupton Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 17, 2004

Project # 1002857
04DRB-00232 Major-Preliminary Plat Approval
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] (P-9)

AMAFCA	No comment.
COG	No adverse comment. For information, the Long Range Bikeway System map provides for a bicycle lane on this portion of 98 th Street.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	No Association.
APS	No comments received.
Police Department	

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Maintenance of landscape.

Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
-----------------	--

PNM Gas

PNM Gas Services objects to Project # 1002856 and 1002857 because electric may not be installed in the 50' gas easement.

PNM Electric

PNM objects to the Pre-Plat, PNM ELEC does not agree with putting the 15'x15' electric switch gear easement or any other electric facilities of any kind within a gas transmission easement. A PUE could be granted along the back of the lots parallel to the 50' gas easement for electric facilities. The developer needs to contact an engineer at the PNM Electric Service Center at 241-3425 to arrange placement of electric facilities before final plat sign off.

Comcast

No comments received

QWEST

No comments received

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage plan is on file. Must include all storm drain in 98th on infrastructure list unless already financially guaranteed.

Transportation Development

TIS Mitigation needs to be finalized. Provide traffic distribution map. New "major local" street standards require pedestrian access points and 6' sidewalk. Provide exhibit for sidewalk variance.

Parks & Recreation

This request is subject to the City Park Dedication and Development Ordinance. A dedication and development agreement covering this requirement was recorded with the County Clerk on 2/20/04, Book A73 page 1985. No objection to the sidewalk variance.

Utilities Development

Subdivision is served by the 2WR water pressure zone, pad elevations can not be higher than elev. 5140. Unless phasing is part of Preliminary Plat, each phase must include all necessary infrastructure to stand alone. How does the infrastructure list comply with Availability Statement requirement of limiting number of lots until water loop north on Unser is included? **Condition of Final Plat is that the off-site 2W water line be accepted for service or financially guaranteed.**

Planning Department

Since the Wall Moratorium was passed by the City Council, additional information is required on wall submittals. The perimeter wall submittal needs a statement indicating the maximum height of the wall on the street side. The pilasters can only be a maximum of 20 feet apart and should protrude a minimum of two inches. These dimensions should also be on the submittal. The wall cap must project a minimum of 2 inches. This dimension should be on the submittal.

Lastly, a sheet showing the location of the 3 wall types is needed. Please re-submit as soon as possible to allow enough time for review before the DRB hearing.

Once the wall design is approved, Planning has no objection to the approval of the plat or sidewalk variance.

Same comment as Meadows on the miscellaneous tracts.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Anderson Hills LLC, P.O. Box 12317, 87195

Mark Goodwin & Associates, P.O. Box 90606, 87199



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 17, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000572

04DRB-00218 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for CINEMARK USA INC request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 3, **LENKURT SITE**, zoned SU-1 IP, located on I-40 EAST BOUND between CHICO RD NE and MORRIS RD NE containing approximately 50 acre(s). [REF: DRB 99-17/00410-00761, 02DRB-00330, Z 98-114] (K-21)

Project # 1002856

04DRB-00230 Major-Preliminary Plat Approval
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] (P-9)

Project # 1002857

04DRB-00232 Major-Preliminary Plat Approval
04DRB-00233 Minor-Sidewalk Variance

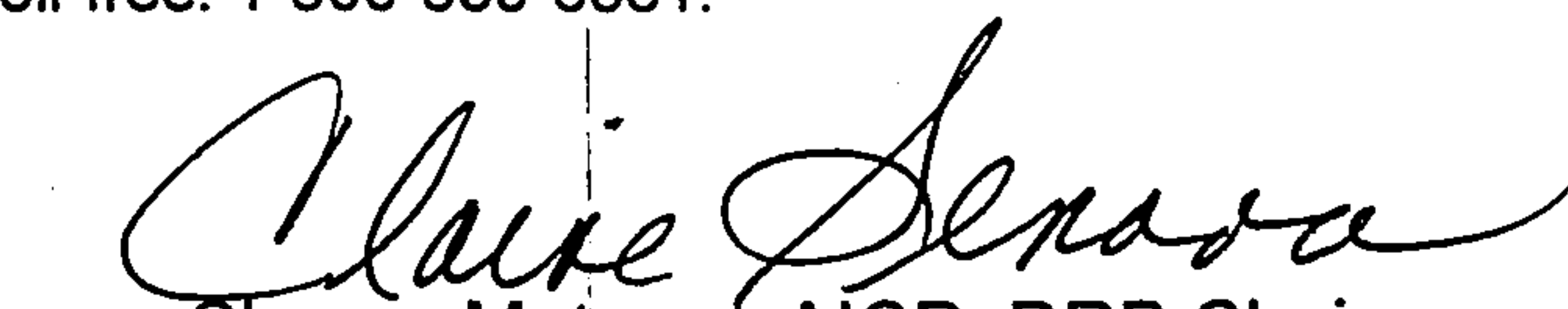
MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] (P-9)

Project # 1002858

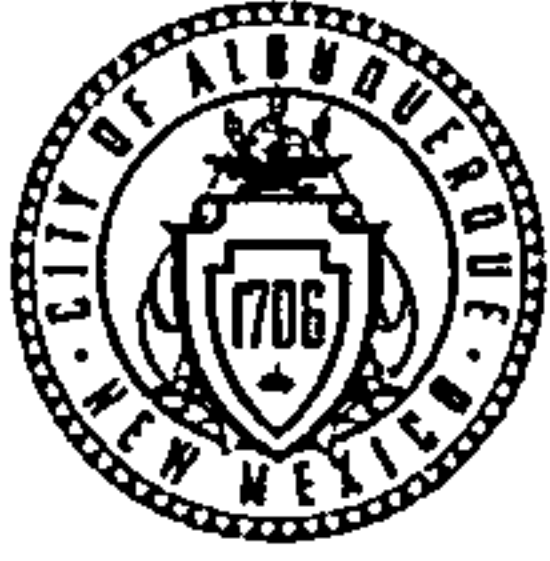
04DRB-00234 Major-Preliminary Plat Approval
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS**, zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] (P-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 1, 2004.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

5. Project # 1002857

03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Public Easements
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT ^{Sum} THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, ~~Z-99-58~~, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] [Deferred from 8/13/03] (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. The agent will be required to provide a cul-de-sac at the eastern terminus of Rio Largo.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

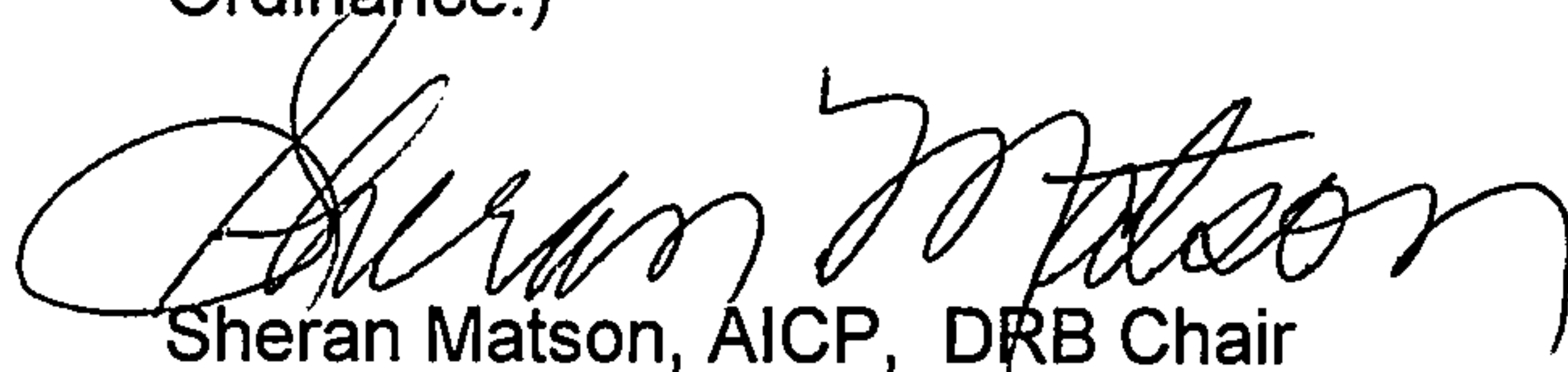
If you wish to appeal this decision, you must do so by September 11, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)


Sheran Matson, AICP, DRB Chair

cc:Anderson Hills LLC, P.O. Box 12317, 87195
Mark Goodwin & Associates, P.O. Box 90606, 87199
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



City of Albuquerque
 CITY OF ALBUQUERQUE, NEW MEXICO 87103
 PUBLIC WORKS DEPARTMENT
 DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002857

AGENDA ITEM NO: 5

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report dated 8-22-03 is on file for Preliminary Plat approval.
 The Hydrology Section has no objection to the vacation request.
 Comment on infrastructure list.

RESOLUTION:

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: August 27, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002857 AGENDA#: 5 DATE: 8.27.03

1. Name: Diane Holzer Address: MGA Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002857 AGENDA#: 9 DATE: 8.13.03

1. Name: Diane Helyer Address: MCA Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002857

AGENDA ITEM NO: 9

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

8/29/03

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 13, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 13, 2003

Project # 1002857

03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Pub Right-of-Way
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, **THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

AMAFCA

No objection to requested actions. As development occurs, the engineer should continue to coordinate with AMAFCA to assure that capacities of the receiving AMAFCA facilities are adequate.

COG

The Long Range Street Plan designates Dennis Chavez Boulevard as a limited access principal arterial and 98th Street as a principal arterial. The Long Range Bikeway Plan proposes a bike trail along Dennis Chavez. It is recommended that the developer provided bike/pedestrian access from the proposed subdivision to this planned bike facility.

Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	No Association.
APS	No comments received.
Police Department	No adverse comments.

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas

Approves.

PNM Electric

Approves.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report and infrastructure list is required for Preliminary Plat approval. Approval of vacation of roadway easement is predicated on approval of drainage report. Cannot approve easement on lot 7, block 1 as shown.

Transportation Development

A traffic distribution layout is needed. Concurrence from the County with respect to the access and off-site mitigation is required. Comments on the infrastructure list. Refer to the agencies having interest in the easements for comments on the vacation actions. Verify adequate is provided at intersections at or near curves. Pedestrian connections should be provided at logical locations.

Parks & Recreation

This request will be subject to the City Park Dedication and Development Ordinance, a dedication and development agreement is being drafted for the park site identified in the preliminary plat.

The Trails & Bikeways Facility Plan proposes a Primary Trail along Unser and Dennis Chavez in this location. In this case, we will require construction of a 10' asphalt trail in-lieu of sidewalk. Additionally, please allow for at least 5' of separation between the trail and face of curb and a minimum of 3' between the trail and wall or other vertical element.

Parks & Recreation

Be advised that landscaping improvements along the asphalt trail must not encroach on the trail itself. Trees must be a minimum of 3' away from the trail and shrubs, at their mature spread, must not encroach on the trail.

No objection to the sidewalk waiver or deferral. No objection to the vacation requests.

Utilities Development

No objection to Vacation requests. Need a Utility layout plan to review Preliminary Plat and infrastructure list. Lot/easement configuration in the NW corner of subdivision is not acceptable. No objection to Sidewalk Waiver and Deferral.

Planning Department

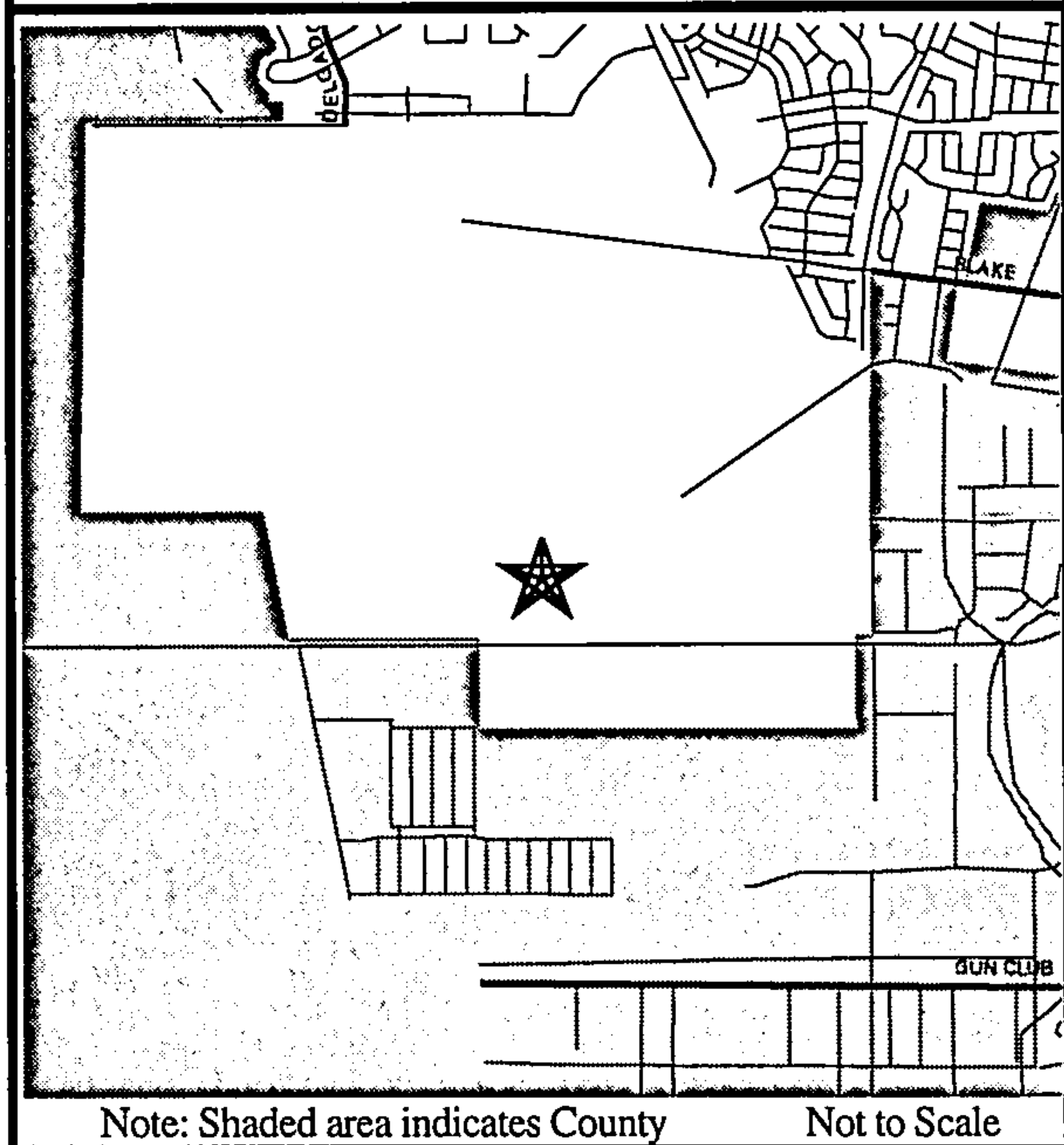
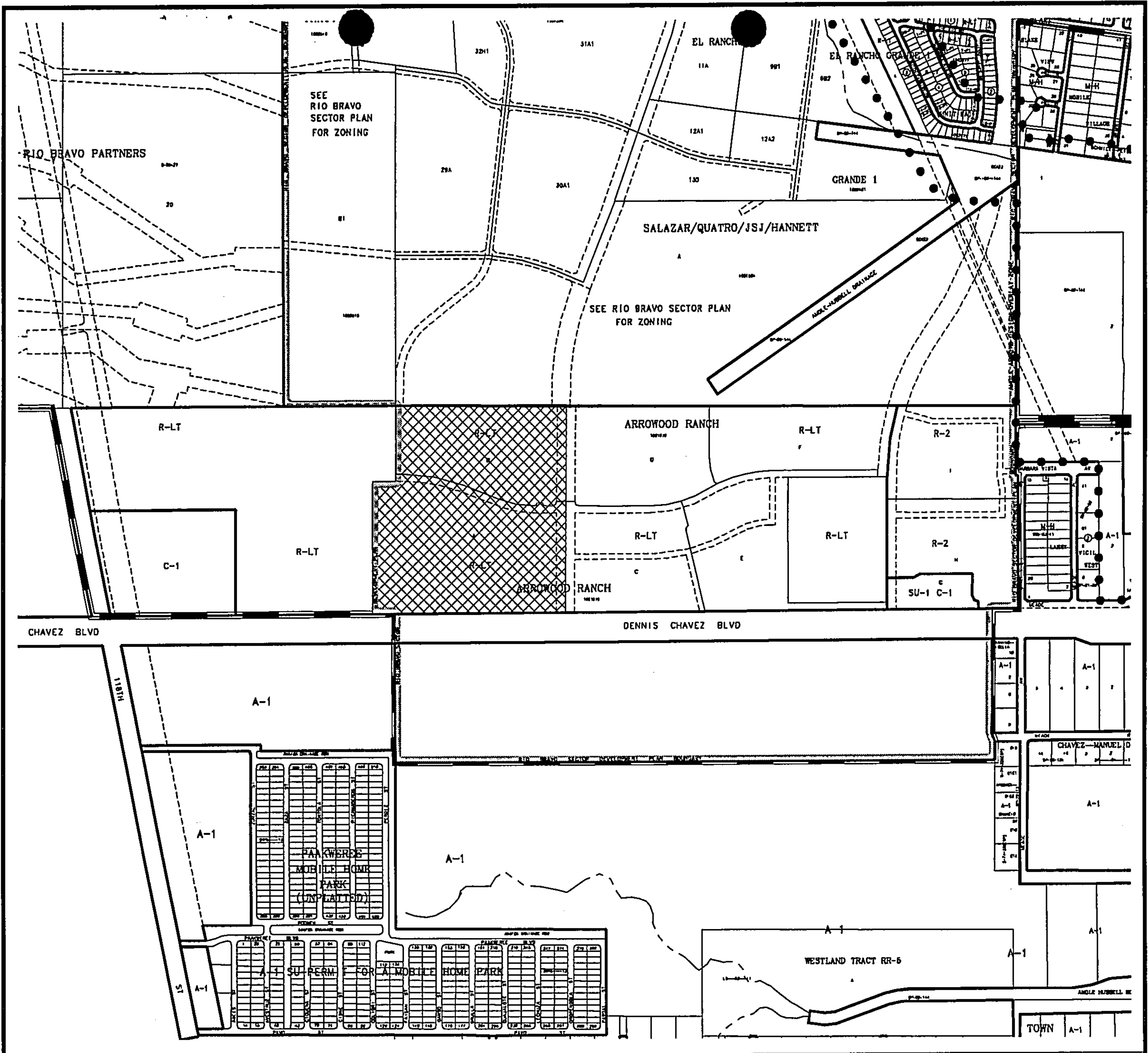
This project lies within the boundaries of the Rio Bravo Sector Plan. Be sure to follow this plan as you develop the property.

No objection to any of the requested actions. The vacations must appear on a recorded final plat within one year of the approval.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Anderson Hills LLC, P.O. Box 12317, 87195

Mark Goodwin & Associates, P.O. Box 90606, 87199



ZONING MAP



Scale 1" = 1211'

PROJECT NO.
1002857

HEARING DATE
8-13-03

MAP NO.
P-9

ADDITIONAL CASE NUMBER(S)
03DRB-01200
03DRB-01201
03DRB-01202

03DRB-01263
03DRB-01204
03DRB-01265



REVISED 7/31/03

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002856

03DRB-01194 Major-Preliminary Plat Approval
03DRB-01195 Major-Vacation of Public Easements
03DRB-01196 Major-Vacation of Public Easements
03DRB-01197 Minor-Sidewalk Waiver
03DRB-01198 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) C-F, Tract(s) 1 & 11-14, ARROWOOD RANCH DEVELOPMENT, **THE MEADOWS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 107 acre(s). [REF: SD-78-4-1, Z-99-58, SPR-95-2-2] (P-9)

Project # 1002857

03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Pub Right-of-Way
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, **THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

Project # 1002858

03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 28, 2003.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002480

03DRB-01194 Major-Preliminary Plat Approval
03DRB-01195 Major-Vacation of Public Easements
03DRB-01196 Major-Vacation of Public Easements
03DRB-01197 Minor-Sidewalk Waiver
03DRB-01198 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) C-F, Tract(s) 1 & 11-14, ARROWOOD RANCH DEVELOPMENT, **THE MEADOWS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 107 acre(s). [REF: SD-78-4-1, Z-99-58, SPR-95-2-2] (P-9)

100 2857

Project # ~~1002480~~

03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Pub Right-of-Way
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, ~~THE~~ **HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

Project # 1002480

03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 28, 2003.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 13, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000363

03DRB-01184 Major-Vacation of Pub Right-of-Way
03DRB-01185 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for Tract(s) G-2-A, **BALLOON FIESTA PARK**, zoned SU-2 special neighborhood zone, located on **BALLOON MUSEUM DR NE**, between **ALAMEDA BLVD NE** and **JEFFERSON ST NE** containing approximately 7 acre(s). (B-17)

Project # 1001306

03DRB-01179 Major-Preliminary Plat Approval
03DRB-01182 Minor-Temp Defer SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7**, zoned R-LT, located on **KAYENTA BLVD NW**, between **RIO SEGURA NW** and **PARSONS BLVD NW** containing approximately 17 acre(s). (A-10)

Project # 1002593

03DRB-01186 Major-Preliminary Plat Approval
03DRB-01188 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29C, **VISTA DE ARENAL UNIT 2 @ VENTANA RANCH**, zoned R-LT residential zone, located on **LAS VENTANAS RD NW**, between **IRVING BLVD NW** and **RAINBOW BLVD NW** containing approximately 7 acre(s). [REF: 1001101 - 02DRB-01009, 1002593 - 03DRB-00624, 03DRB-01158] (B-9)

Project # 1002821

03DRB-01189 Major-Preliminary Plat Approval
03DRB-01191 Major-Vacation of Pub Right-of-Way
03DRB-01192 Minor-Temp Defer SDWK

RAY HENSLEY agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 14, 15, & 16, Block(s) 14, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 2**, (to be known as **TALEA COURT SUBDIVISION**) zoned R-D, located on **CORONADO NE**, between **EUBANK NE** and **HOLBROOK NE** containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114] (D-21)

Project # 1002819

03DRB-01180 Major-Bulk Land Variance
03DRB-01183 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 1, **SALAZAR-DAVIS TRACTS AND Tract(s) E-5-A AND E-6-A, ALBUQUERQUE SOUTH, UNIT 3**, zoned C-2 community commercial zone & SU-1 (R-2 & R-T), located on **SNOW VISTA CHANNEL SW**, between **DE ANZA DR SW** and **BLAKE RD SW** containing approximately 37 acre(s). [REF: SP-86-111, 02DRB-00608 (west of Proj. area)] (M-9/N-9)

Project # 1002822

03DRB-01190 Major-Bulk Land Variance
03DRB-01193 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **EL RANCHO GRANDE, UNIT 5A, PARCEL 5, TRACT 12-B AND TRACT 12-C, EL RANCHO GRANDE**, zoned SU-1 special use (MIXED USE) zone, located on **GIBSON BLVD SW**, between **SNOW VISTA CHANNEL, SW** and **BARBADOS AVE SW** containing approximately 27 acre(s). [REF: 01EPC-00422, 01EPC-01443, 01EPC-01443, 02DRB-01395, PRJ. # 1000152](M-9/N-9)

SEE PAGE TWO

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: MARCH 17, 2004
Zone Atlas Page: P-9-Z
Notification Radius: 100 Ft.

Project# 1002857
App# 04DRB-00232
App# 04DRB-00233

Cross Reference and Location: N/A

Applicant: ANDERSON HILLS, LLC
Address: PO BOX 12317
ALBUQUERQUE NM 87195

Agent: MARK GOODWIN & ASSOCIATES
Address: PO BOX 9060
ALBUQUERQUE NM 87199

Special Instructions:

**Notice must be mailed from the
City's 15 day prior to the meeting.**

Date Mailed: FEBRUARY 27, 2004

Signature: KYLE TSEHLIKAI



<mainframe@coalmp
3.cabq.gov>

02/25/04 10:46 AM

To:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01009053 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905307539020101 LEGAL: TR A BUL K LAND PLAT OF TRACTS A, B, C, D, E, F,
G, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: ANDERSON HILLS LLC
OWNER ADDR: 04619 INSPIRATION DR SE
ALBUQUERQUE NM 87108
0100905309548020102 LEGAL: TR B BUL K LAND PLAT OF TRACTS A, B, C, D, E, F,
G, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BROOKSIDE HOLDINGS LLC
OWNER ADDR: 00000
RENO NV 89511
0100905322047520103 LEGAL: TR D BUL K LAND PLAT OF TRACTS A, B, C, D, E, F,
G, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BROOKSIDE HOLDINGS LLC
OWNER ADDR: 00000
RENO NV 89511
0100905321539020104 LEGAL: TR C BUL K LAND PLAT OF TRACTS A, B, C, D, E, F,
G, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BROOKSIDE HOLDINGS LLC
OWNER ADDR: 00000
RENO NV 89511
0100905325431320401 LEGAL: TR R R-3 IN THE TOWN OF ATRISCO GRANT SEC 9 T9N
R2E LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: RIO HOLDINGS LLC
OWNER ADDR: 00000
RENO NV 89511
0100805344328740201 LEGAL: SE P ORTI ON SEC 8 T9N R2E EXC NLY PORT LANDS OF
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100805446922740130 LEGAL: TRAC T B BULK LAND PLAT FOR ROSNER TRACT TRACT A
& LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
QUIT

100905307539020101

ANDERSON HILLS, LLC
PO BOX 12317
ALBUQUERQUE NM 87195

100905309548020102

BROOKSIDE HOLDINGS LLC
GENERAL DELIVERY
RENO NV 895111

100805446922740130

CURB INC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE NM 87199

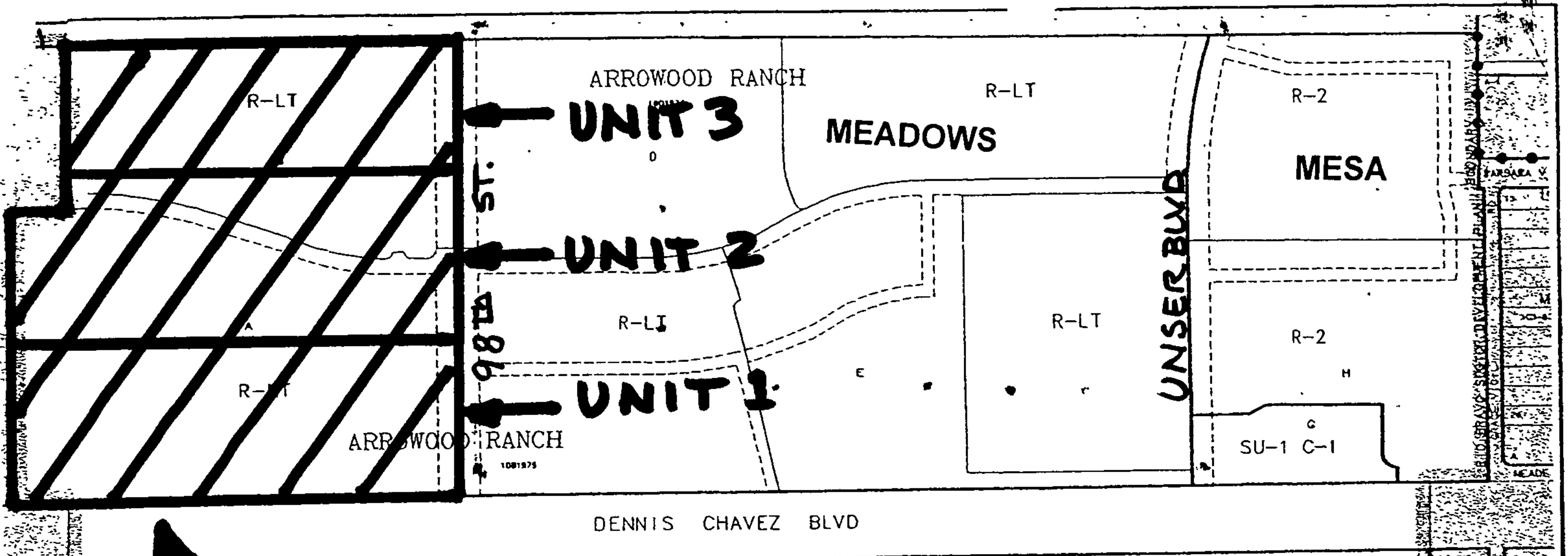
100905325431320401

RIO HOLDINGS LLC
GENERAL DELIVERY
RENO NV 89511

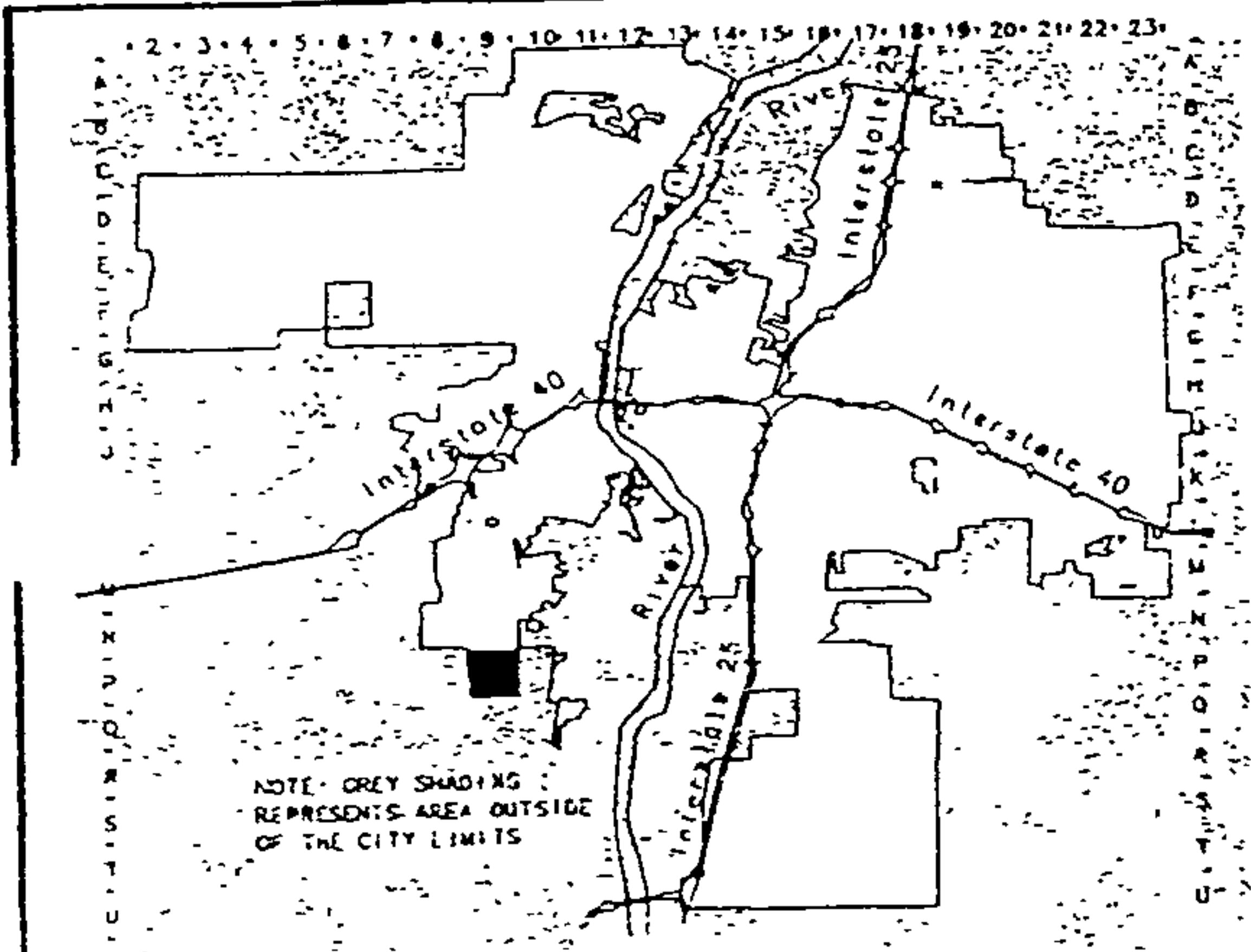
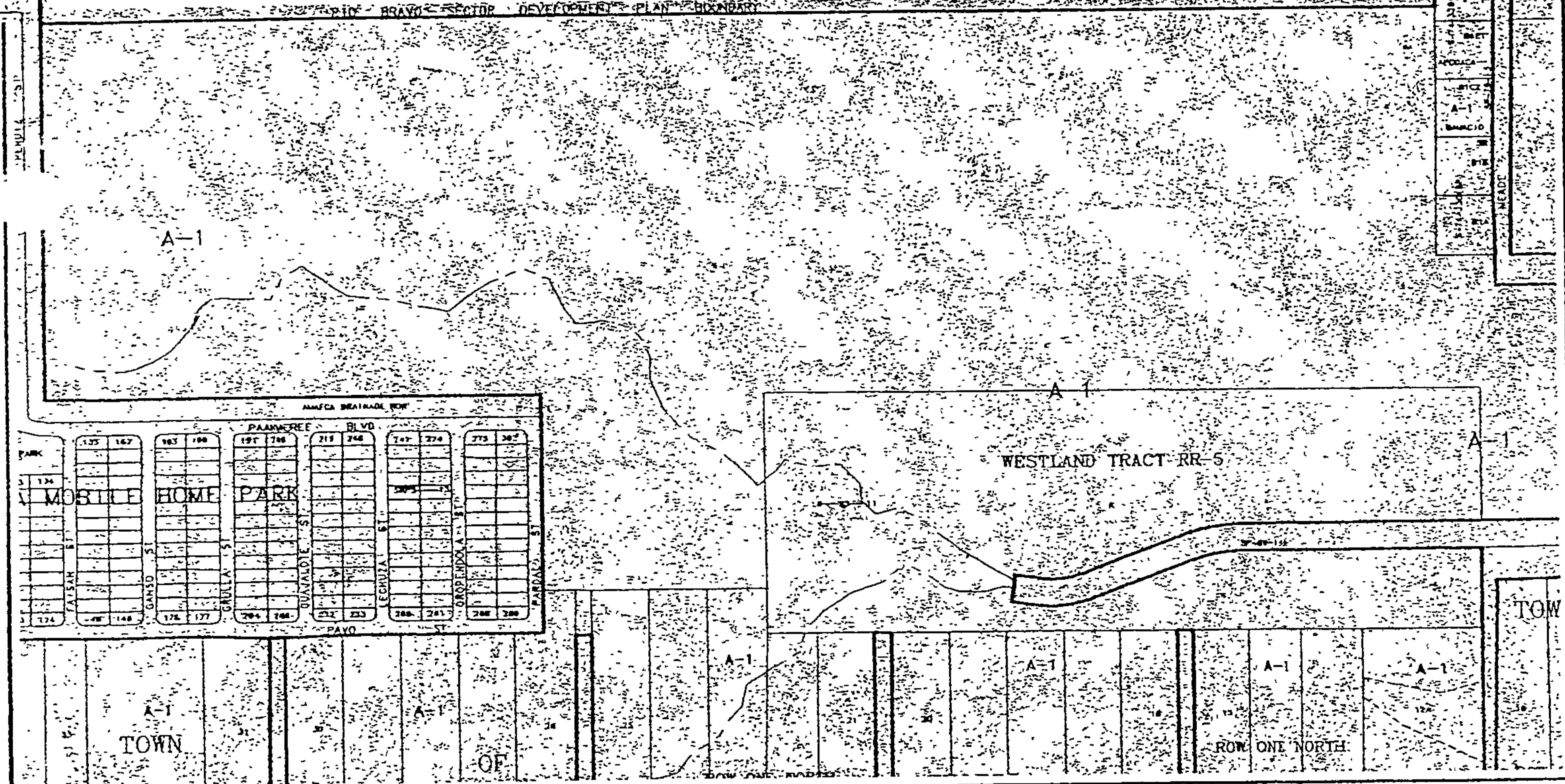
ANDERSON HILLS LLC
4619 INSPIRATION DR SE
ALBUQUERQUE NM 87108

100805344328740201

WESTLAND DEVELOPMENT CO INC
401 COORS BL NW
ALBUQUERQUE NM 87121



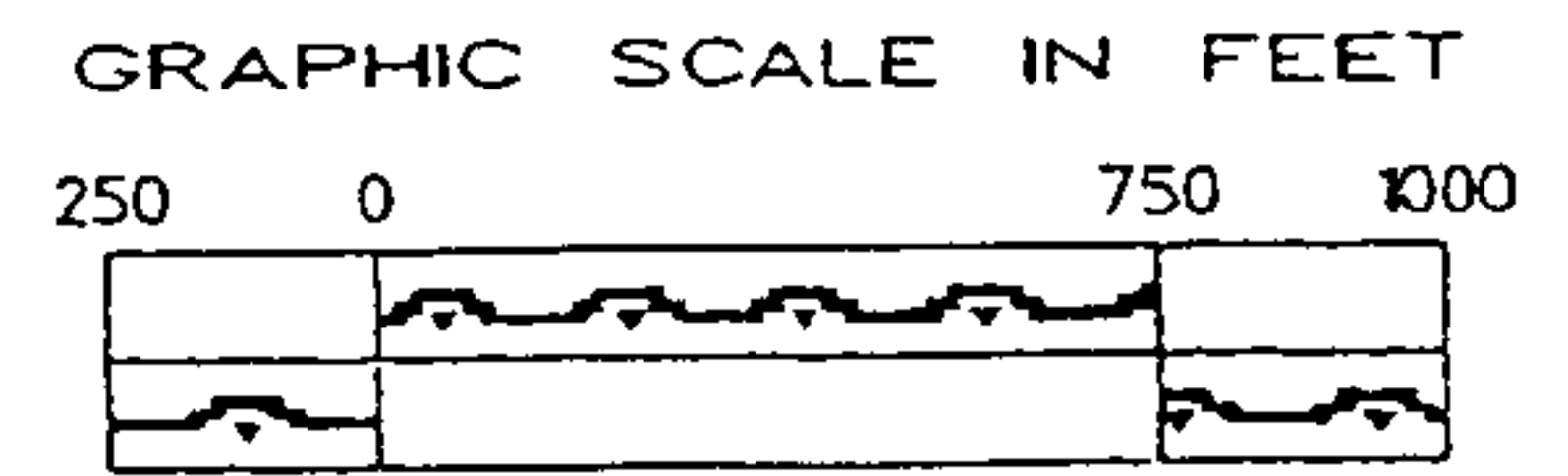
Project Site:
HIGHLANDS @ ANDERSON HILLS



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003

4. All the required Vacation of Public Easements for the entire development (Units 1,2,3) that consisted of public roadway, drainage, sanitary sewer and waterline easements that were originally dedicated with the Arrowood Bulk Land Plat were vacated at the Highlands Unit 1 DRB hearing (DRB # 1002857). Highlands Unit 2 and 3 Preliminary Plat is dedicating all the required public roadway right of ways as well as public waterline, drainage and sanitary sewer easements as needed.
5. The Grading and Drainage Plan and Drainage Report were for the entire site were approved at the DRB Public hearing for The Highlands Unit 1 (DRB# 1002857). A copy of hydrology Dept approval letter and the DRB PP Official Notice of Decision is part of this submittal.
6. The perimeter wall design was previously submitted with Unit 1 Preliminary Plat and to be consistent with the theme will be the same for Units 2 and 3. I am submitting the previous design submittal for your files.

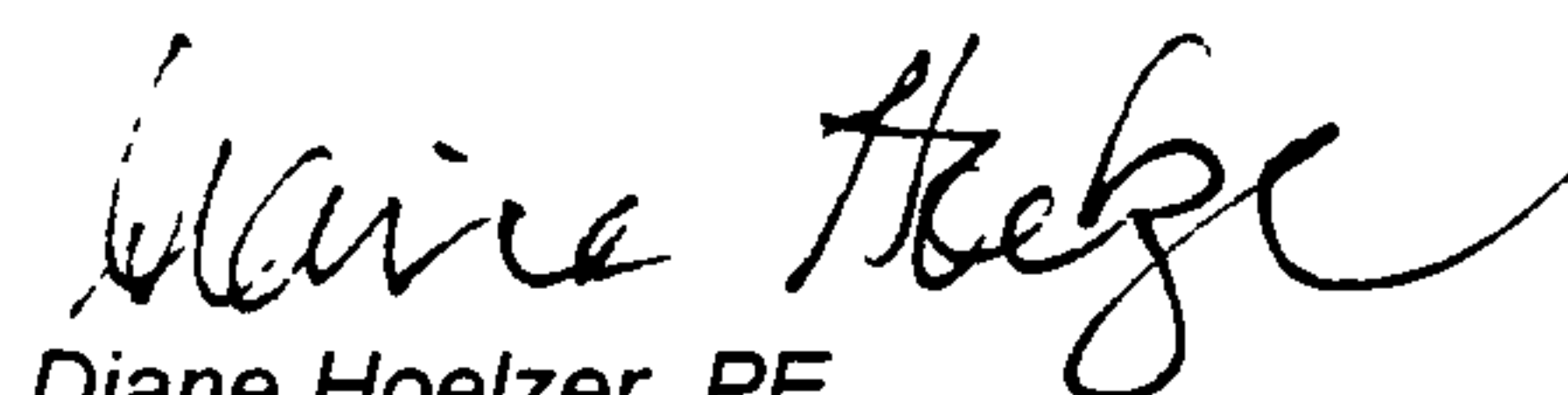
The scope of the original preliminary plat approval request was reduced to just Phase I because at the time the traffic improvements beyond 431 lots has not been completely defined or decided upon. The required traffic improvements for the entire development have now been defined and so we are requesting PP approval for the remaining lots in the development.

'The Highlands' consists of the western portion of the Master Planned Community to be known as Anderson Hills. The two other areas within this community are 'The Meadows' and 'The Mesa' which are both located to the east of this subdivision. These three areas are separated by two principal arterial streets: 98th street and Unser Blvd. When the whole area is developed, it will consist of almost 1000 homes and each community will have its own 2.0+ acre public park. Additional landscaped areas along the major interior roads have been provided to enhance the neighborhood as well as a proposed trail system along the north side of the Rio Bravo channel located adjacent to the north side of Dennis Chavez Blvd. Access to each of these subdivisions will be from Dennis Chavez Blvd.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.



Diane Hoelzer, PE
Senior Engineer

**CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
 PROPERTY OWNERSHIP LIST**

Meeting Date: 8-13-13

Zone Atlas Page: P. 9.7

Notification Radius: 100 Ft.

App#	<u>13 DRB-01200</u>
Proj#	<u>1002480-1002857</u>
Other#	<u>03 DRB-01201</u> <u>03 DRB-01202</u>
	<u>03 DRB-01203</u> <u>03 DRB-01204</u> <u>03 DRB-01205</u>

Cross Reference and Location: _____

Applicant: Anderson Hills, LLC

Address: PO Box 12317, Albany NM 87195

Agent: Mark Goodman & Assoc.

Address: PO Box 9066, Albany NM 87199

PROJ 100 2856

SPECIAL INSTRUCTIONS

PROJ # 1002858

<u>03 DRB-01194</u>	<u>03 DRB-01206</u>
<u>03 DRB-01195</u>	<u>03 DRB-01207</u>
<u>03 DRB-01196</u>	<u>03 DRB-01208</u>
<u>03 DRB-01197</u>	<u>03 DRB-01209</u>
<u>03 DRB-01198</u>	

Notices Must be mailed from the City 15 days prior to the meeting.

Date Mailed: 7-25-13

Signature: K. Tse Ah Kai

RECORDS WITH LABELS

PAGE

100805326344510142 LEGAL: N/2 PORT SEC 8 T9N R2E EXC PORT IN THE E/2 E/2 NE LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: WESTLAND DEVELOPMENT CO INC
 OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905309548020102 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905322047520103 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905335048510304 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905349047510307 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905331040510301 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905307539020101 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005302549021020 LEGAL: LT 1 5 LA RRY VIGIL WEST CONT 0.3393 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3204 GRACE VIGIL RD SW
 OWNER NAME: AGUILAR ALFREDO & ESTELLA
 OWNER ADDR: 03204 GRACE VIGIL RD SW ALBUQUERQUE NM 87121

100905341544210305 LEGAL: THE N/2 OF LT 11 TOWN OF ATRISCO GRANT T9N R2E SEC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MEYER JULIUS P ETUX
 OWNER ADDR: 00966 ALAMEDA RD NW ALBUQUERQUE NM 87114

100905339244010306 LEGAL: TR 1 2 TO WN OF ATRISCO GRANT IN SEC 9 T9N R2E CONT LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: PEREA LUCILLE ARAGON
 OWNER ADDR: 08843 EDITH BL NE ALBUQUERQUE NM 87113

100905337344010303 LEGAL: TR 1 3 TO WN OF ATRISCO GRANT SEC 9 T9N R2E CONT 5.0 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CAMPOS FEDERICO & BERTHA
 OWNER ADDR: 03617 YUCCA DR ALBUQUERQUE NM 87120

100905335144010302 LEGAL: TR 1 4 TO WN OF ATRISCO GRANT SEC 9 T9N R2E CONT 5.0 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MEYER JULIUS P ETUX
 OWNER ADDR: 00966 ALAMEDA RD NW ALBUQUERQUE NM 87114

101005302548321021 LEGAL: LT 1 6 LA RRY VIGIL WEST CONT 0.3333 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3200 GRACE VIGIL RD SW
 OWNER NAME: CAMPOS MICHAEL E & ISABEL M
 OWNER ADDR: 03200 GRACE VIGIL RD SW ALBUQUERQUE NM 87105

101005302547521022 LEGAL: LT 1 7 LA RRY VIGIL WEST CONT 0.3333 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3328 GRACE VIGIL RD SW
 OWNER NAME: CHAVEZ JOHNNY J & DARLENE A
 OWNER ADDR: 03328 GRACE VIGIL RD SW ALBUQUERQUE NM 87105

100905348540510308 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905321539020104 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

RECORDS WITH LABELS

PAGE 2

101005302546821023 LEGAL: LT 1 8 LA RRY VIGIL WEST CONT 0.3333 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3324 GRACE VIGIL SW
 OWNER NAME: CHAVEZ ROMOLO
 OWNER ADDR: 03324 GRACE VIGIL SW ALBUQUERQUE NM 87121

101005302546021024 LEGAL: LT 1 9 LA RRY VIGIL WEST CONT 0.3333 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3320 GRACE VIGIL RD SW
 OWNER NAME: RAMOZ ENRIQUE & DELAROSA LUCY
 OWNER ADDR: 03320 GRACE VIGIL RD SW ALBUQUERQUE NM 87121

101005302545321025 LEGAL: LT 2 0 LA RRY VIGIL WEST CONT 0.3333 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3316 GRACE VIGIL SW
 OWNER NAME: JACKSON FRANK S & COCA REGINA
 OWNER ADDR: 03316 GRACE VIGIL SW ALBUQUERQUE NM 87121

101005302544621026 LEGAL: LT 2 1 LA RRY VIGIL WEST CONT 0.3333 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3312 GRACE VIGIL RD SW
 OWNER NAME: MARQUEZ LENA C
 OWNER ADDR: 03312 GRACE VIGIL RD SW ALBUQUERQUE NM 87105

101005302543821027 LEGAL: LT 2 2 LA RRY VIGIL WEST CONT 0.3333 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3308 GRACE VIGIL RD SW
 OWNER NAME: FERNANDEZ MARIA & CARLOS C/O B
 OWNER ADDR: 03308 GRACE VIGIL RD SW ALBUQUERQUE NM 87121

100905341539010310 LEGAL: TRAC T 1 "LANDS OF CORA FLORENCE" COMPRISING THE S/ LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GARCIA ROSS T & KATHLEEN S
 OWNER ADDR: 03095 ROSENDO GARCIA RD SW ALBUQUERQUE NM 87105

101005302543021028 LEGAL: LT 2 3 LA RRY VIGIL WEST CONT 0.3333 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3304 GRACE VIGIL RD SW
 OWNER NAME: MARTINEZ TERRY L & MARY L
 OWNER ADDR: 03304 GRACE VIGIL RD SW ALBUQUERQUE NM 87105

101005302542721029 LEGAL: LT 2 4 LA RRY VIGIL WEST CONT 0.3333 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3300 GRACE VIGIL SW
 OWNER NAME: APDACA BRYAN A & ESPINDZA KAT
 OWNER ADDR: 03300 GRACE VIGIL RD SW ALBUQUERQUE NM 87121

101005302541621030 LEGAL: LT 2 5 LA RRY VIGIL WEST CONT 0.3333 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3428 GRACE VIGIL RD SW
 OWNER NAME: MARTINEZ JACK J
 OWNER ADDR: 03428 GRACE VIGIL SW ALBUQUERQUE NM 87105

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101005302540821031 LEGAL: LT 2 6 LA RRY VIGIL WEST CONT 0.3333 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3424 GRACE VIGIL RD SW
 OWNER NAME: ABEYTA TOBY I & CONNIE J
 OWNER ADDR: 03424 GRACE VIGIL SW ALBUQUERQUE NM 87105

101005302539821032 LEGAL: LT A LAR RY VIGIL WEST CONT 1.000 AC M/L LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: PEREZ LISA C & JACQUEZ RENE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87176

100905352634610208 LEGAL: *1-B PLAT OF DIV OF LT 1 OF LAND OF CECILIA LANNIN LAND USE:
PROPERTY ADDR: 00000 4505 GRACE VIGIL RD SW
OWNER NAME: POHL MICHAEL
OWNER ADDR: 03205 TOWER RD SW ALBUQUERQUE NM 87121

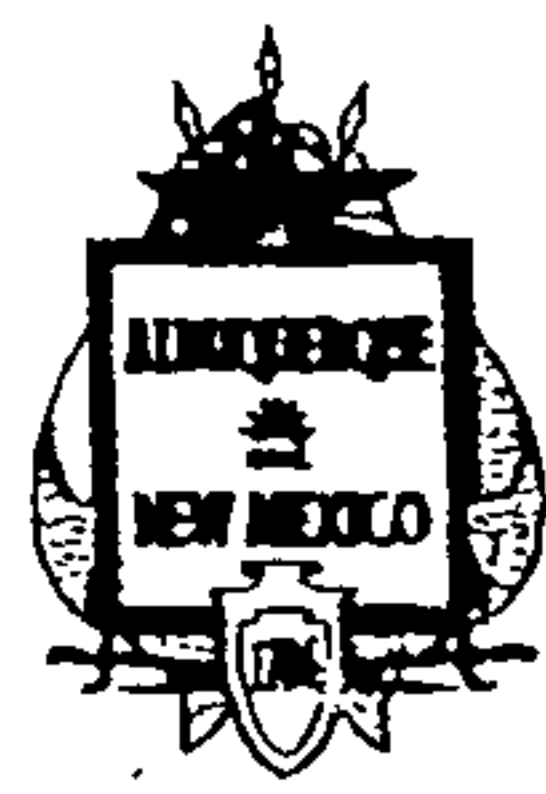
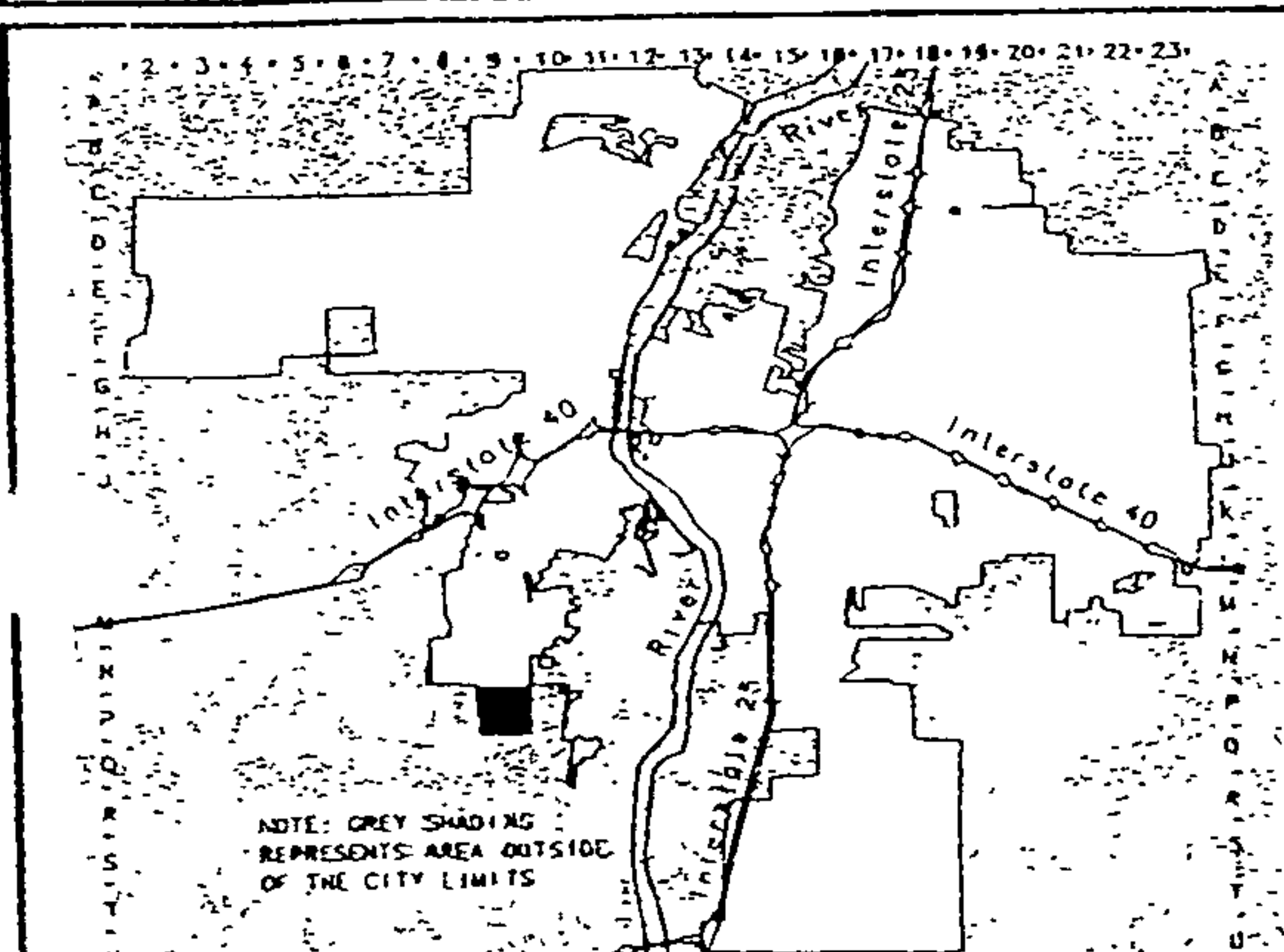
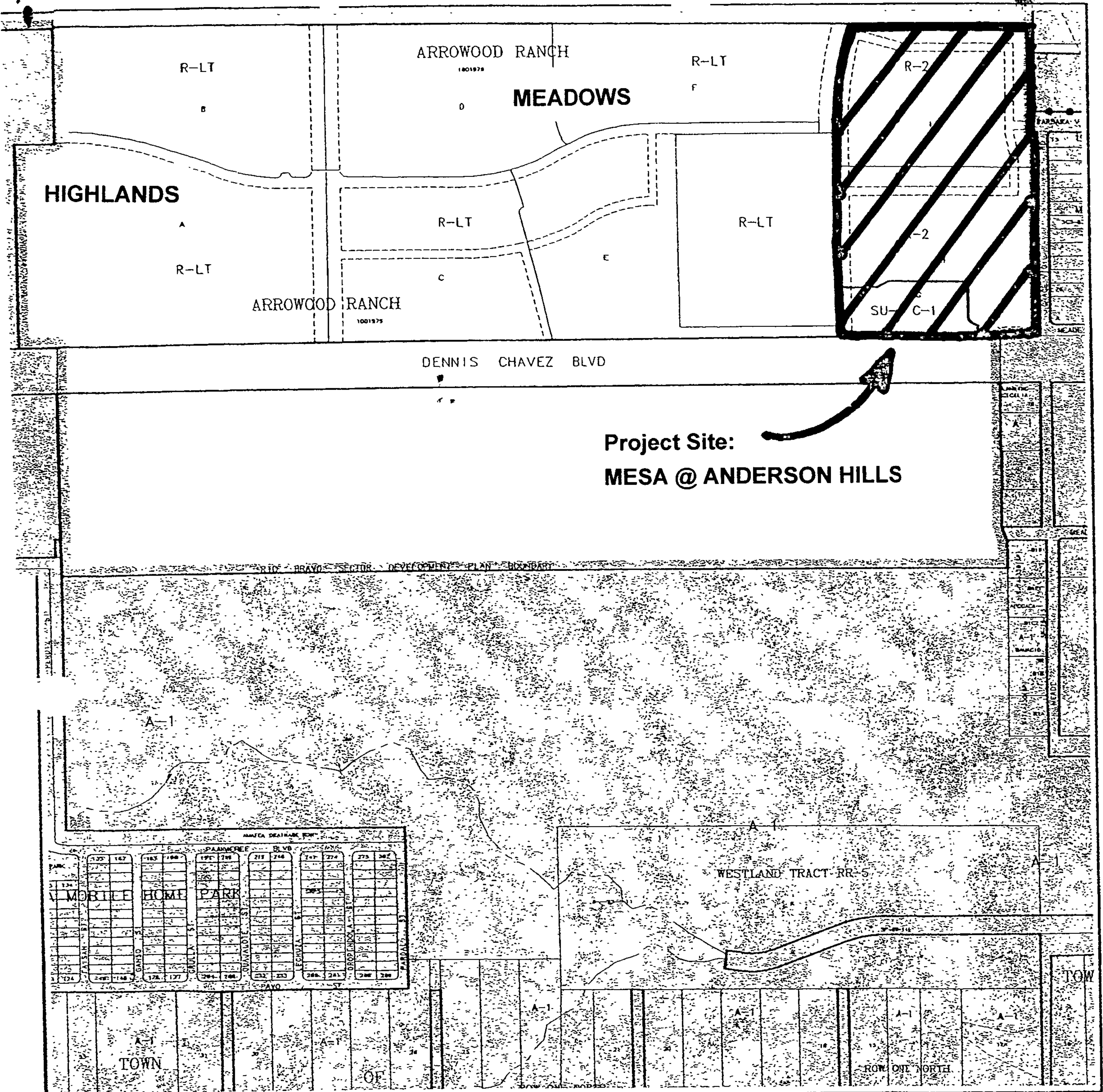
100905325431320401 LEGAL: TR R R-3 IN THE TOWN OF ATRISCO GRANT SEC 9 T9N R2E LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: RIO HOLDINGS LLC
OWNER ADDR: 00000 RENO NV 89511

100805344328740201 LEGAL: SE PORTION SEC 8 T9N R2E EXC NLY PORT LANDS OF WES LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

101005302531620101 LEGAL: TR A AS PER D-171 PG 408 IN THE ATRISCO GRANT EXC LAND USE:
PROPERTY ADDR: 00000 4310 MEADE AVE SW
OWNER NAME: WESTSIDE FARMS INC
OWNER ADDR: 02612 OCOTILLO RD SW ALBUQUERQUE NM 87105

101005312025530320 LEGAL: PRIVATE ROAD PARCEL OF LD IN T9N R2E SEC 10 & EXC LAND USE:
PROPERTY ADDR: 00000 3701 CONDERSHIRE RD SW
OWNER NAME: MEAD LUISA & BETTINA & ALYSA &
OWNER ADDR: 00000 PANAMA CITY FL 32401

1007480 1002858

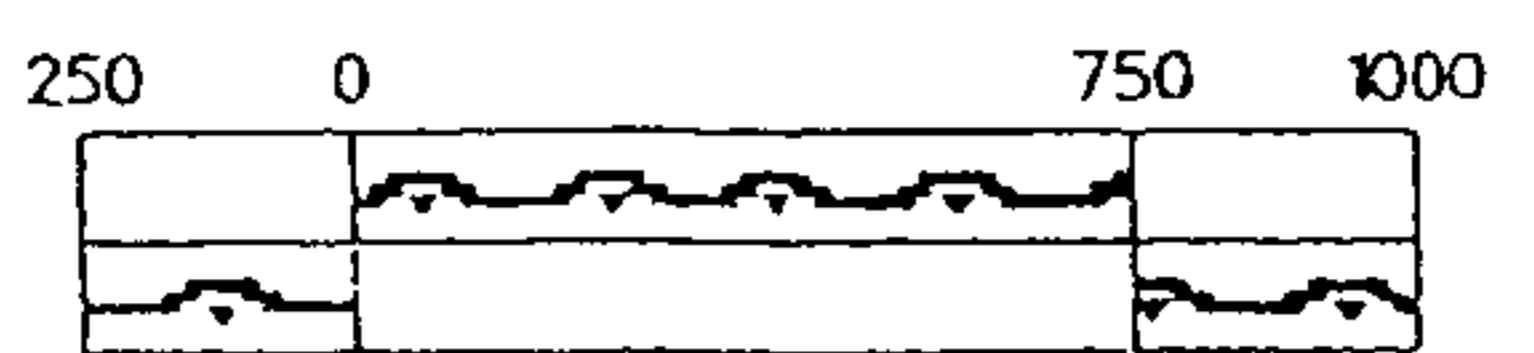


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GRAPHIC SCALE IN FEET

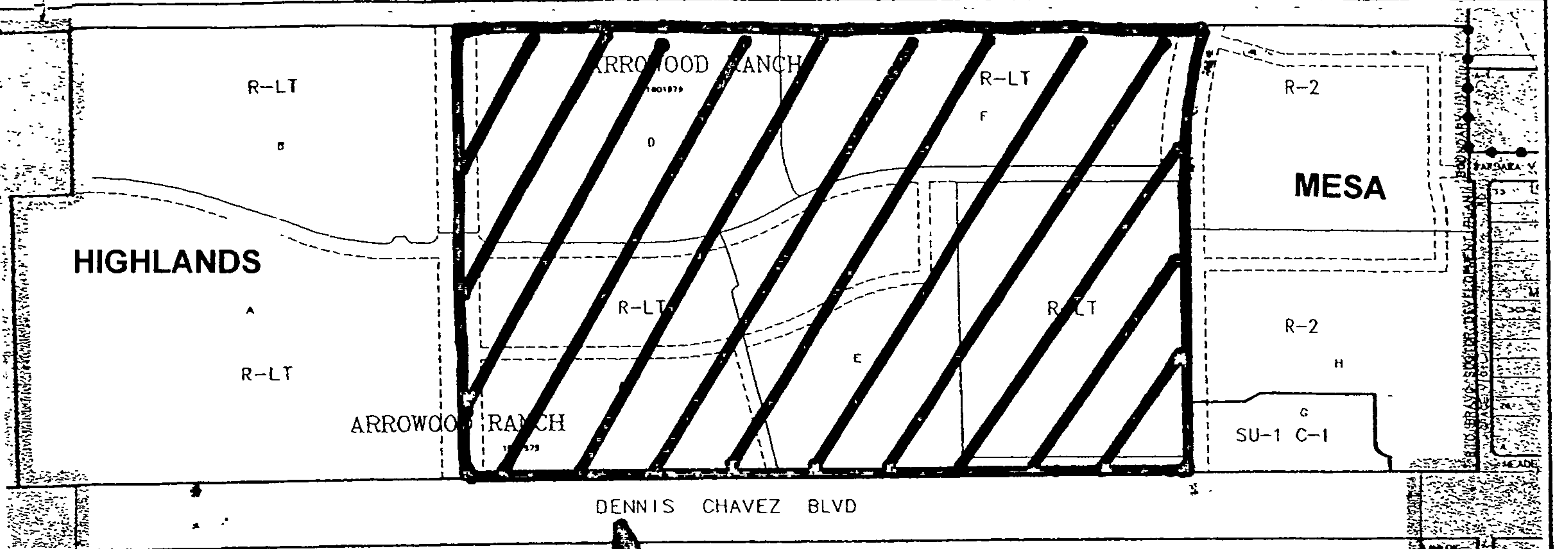


Zone Atlas Page

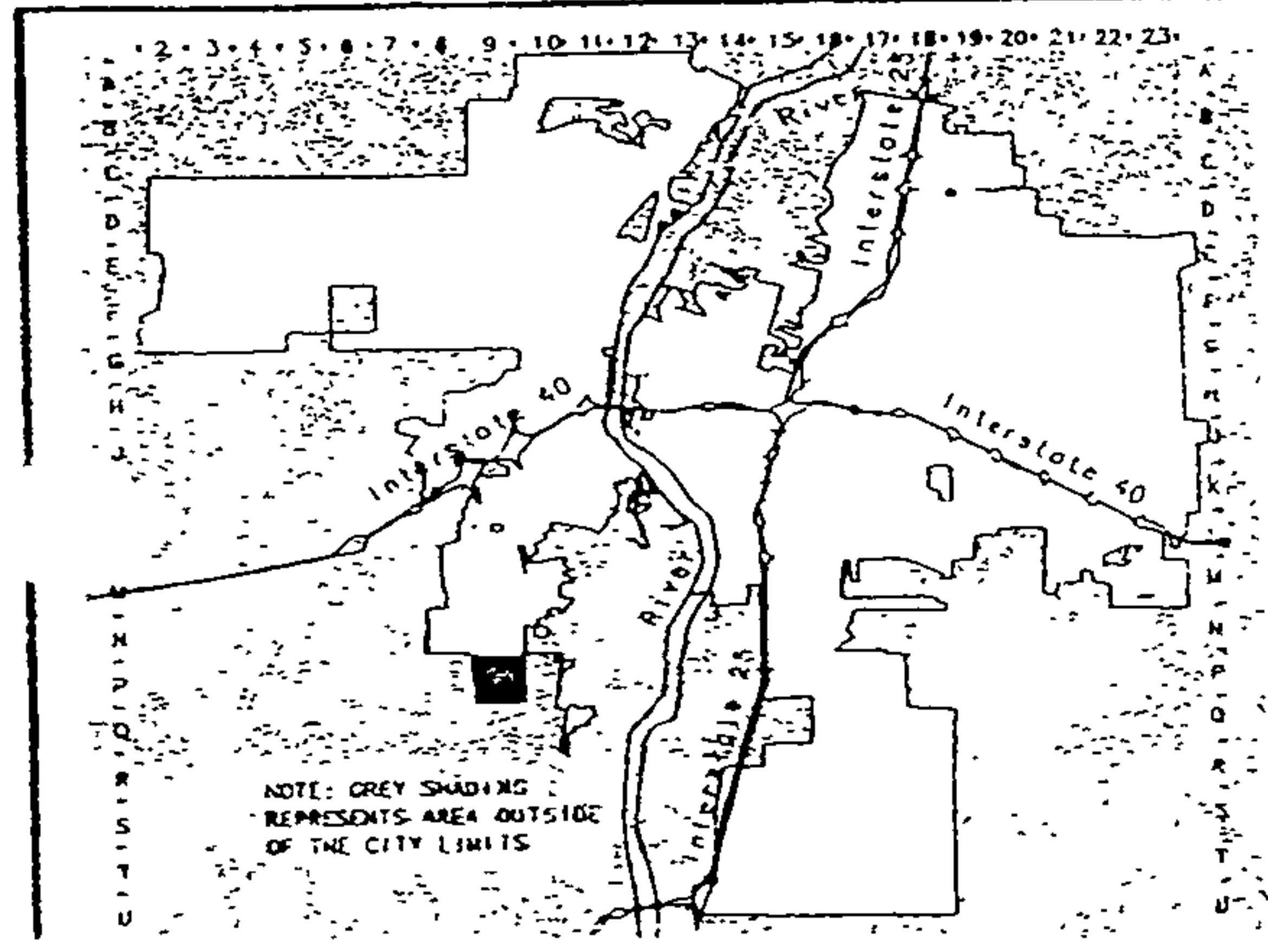
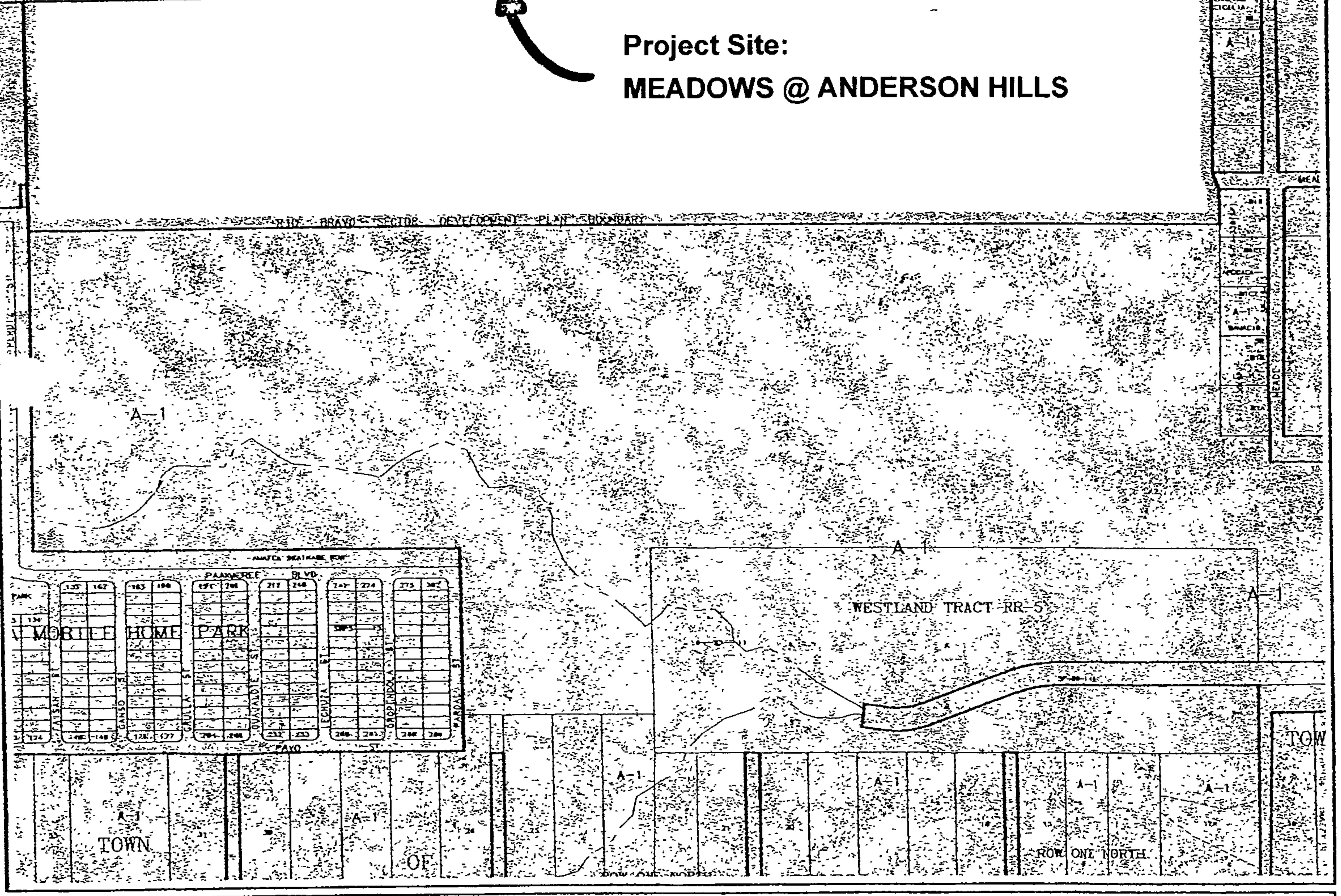
P-9-Z

Map Amended through January 22, 2003

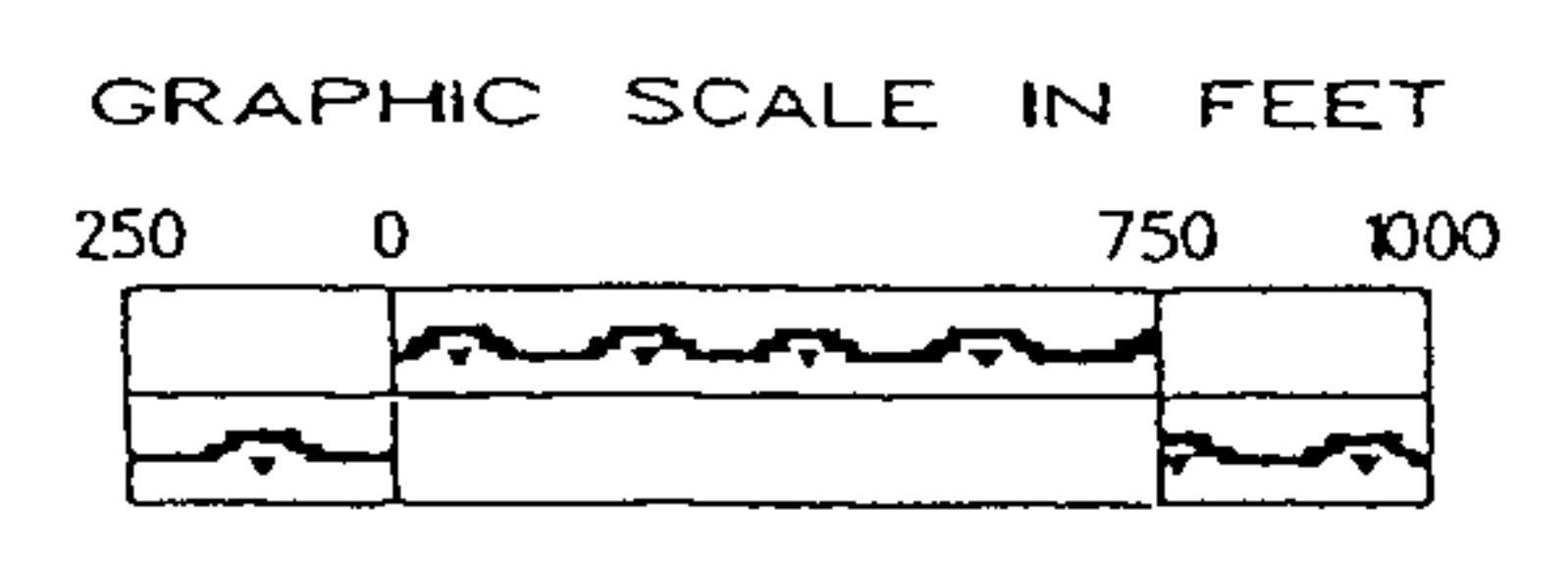
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Project Site:
MEADOWS @ ANDERSON HILLS

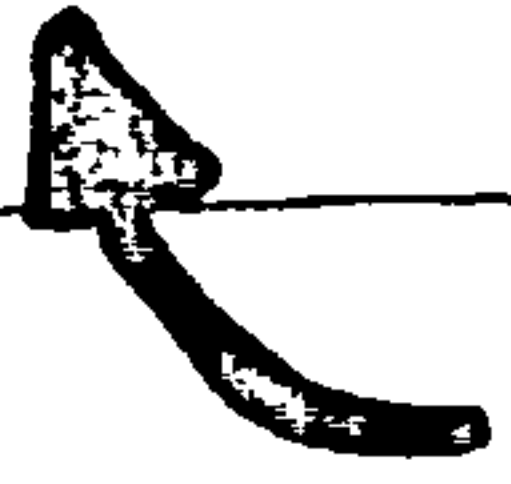
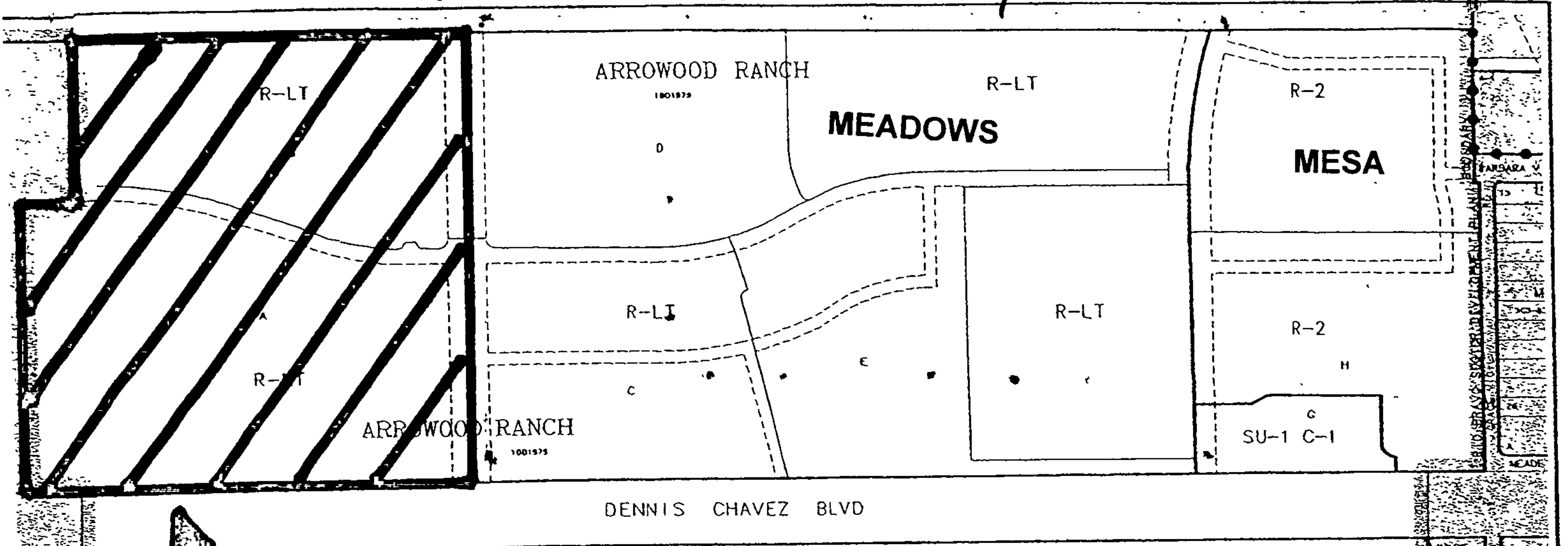


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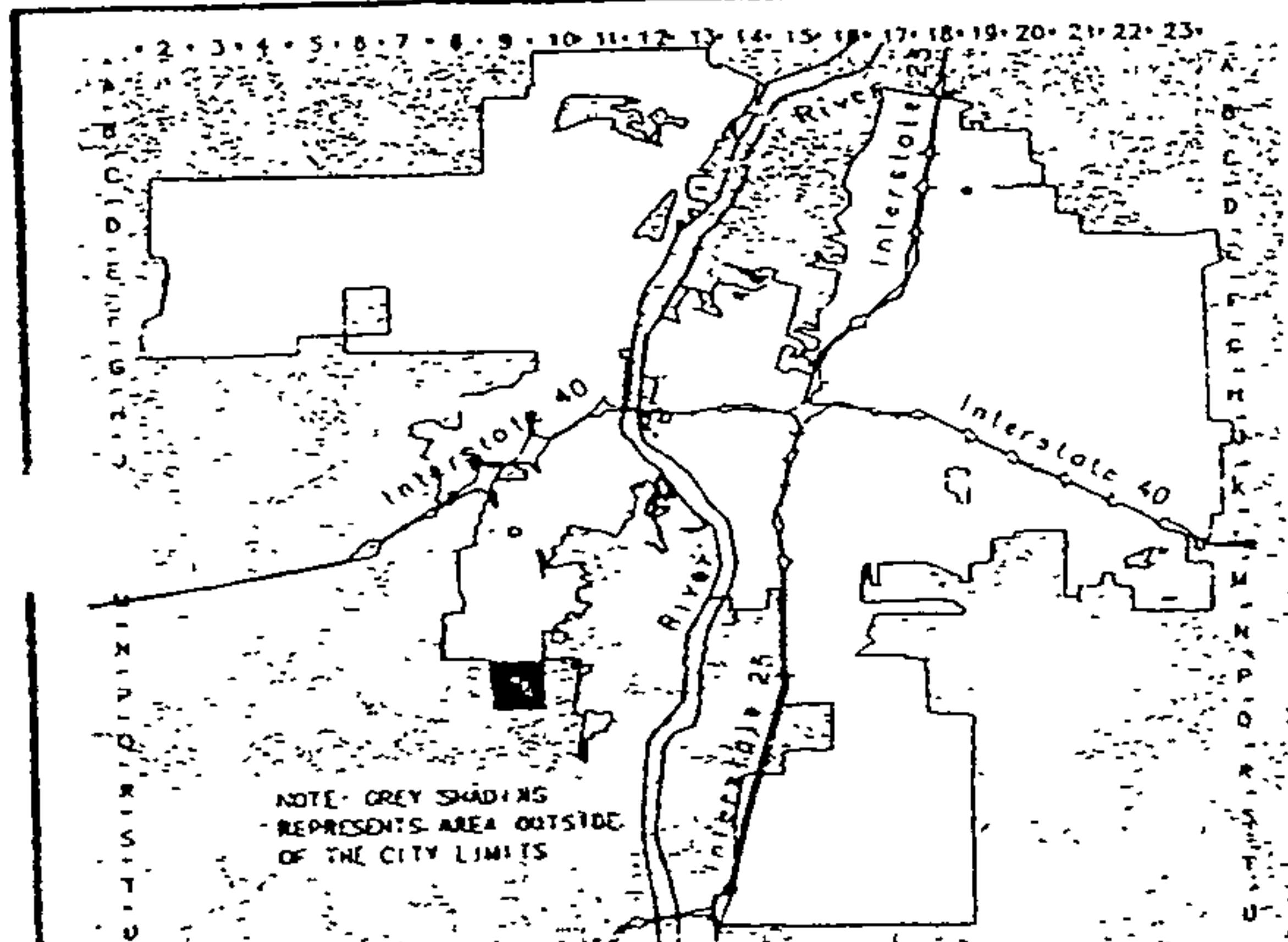
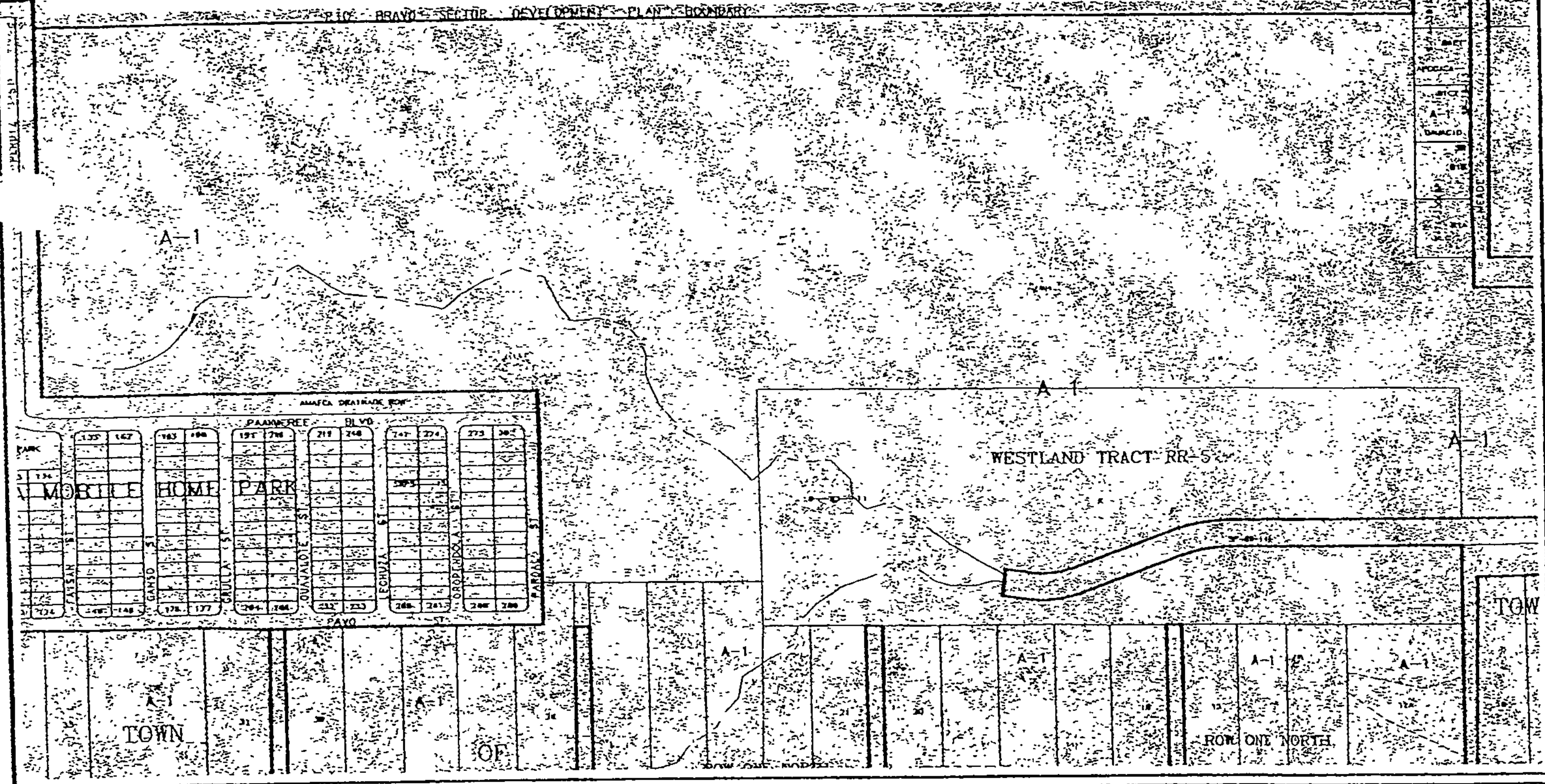


Zone Atlas Page
P-9-Z
 Map Amended through January 22, 2003

201 # 1002857



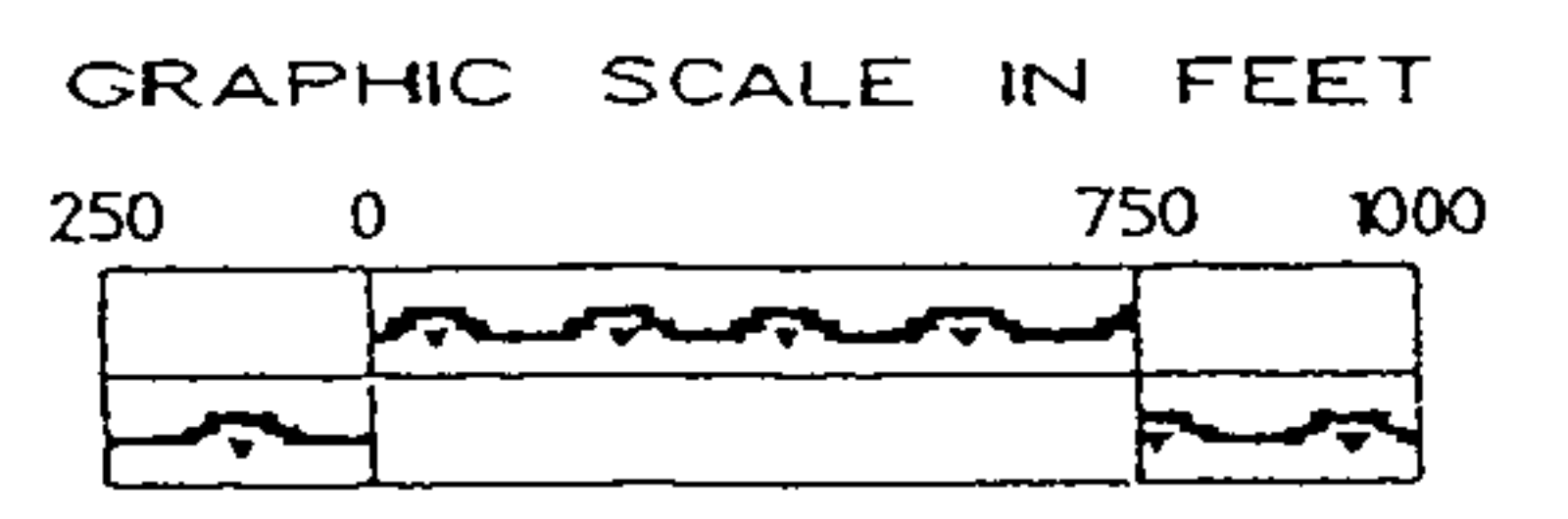
Project Site:
HIGHLANDS @ ANDERSON HILLS



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Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003

will have its own 2.0+ acre public park. Additional landscaped areas along the major interior roads have been provided to enhance the neighborhood as well as a proposed trail system along the north side of the Rio Bravo channel located adjacent to the north side of Dennis Chavez Blvd. Access to each of these subdivisions will be from Dennis Chavez Blvd.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.



Diane Hoelzer, PE
Senior Engineer

DLH/dlh

f:\A2106 AndersonHills\highlands \drb_itr.wpd

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE HIGHLANDS AT ANDERSON HILLS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ARROWOOD RANCH DEVELOPMENT, TRACTS 'A' AND 'B'

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Ⓜ 2-5-04

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' FF	Art Pvmt, Std C&G, Median C&G, and 6' Sidewalk ² West Side Only	98 th St.	Dennis Chavez Blvd	Rio Rojo Ave.	/	/	/
		Per Design	Art Pvmt	Dennis Chavez	98th St Intersection		/	/	/
		51' - 48' FF	Perm Median Res Pvmt, Std. C&G, and 4' Sidewalk ⁴ South Sides	Rio Rojo Ave.	98 th St.	Rio Seco Dr.	/	/	/
		36' - 40' - 40' FF	Perm Median Res Pvmt, Std C&G, and 4' Sidewalk ² South Sides	Rio Rojo Ave.	Rio Seco Dr.	Rio Largo Dr.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Largo Dr.	Rio San Diego	Rio Canon Ave.	/	/	/
		24' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² West Side Only	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		24' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² South Side Only	Rio Canon Ave. Stub	Rio Linda Dr.	End of stub st.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Fonda Ave.	Rio Linda Dr.	Rio Plata Dr.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING CONT.						
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Fonda Ct.	Rio Fonda Ave.	End of Cul-de-sac	/	/	/
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Plata Dr.	Rio Fonda Ave.	Rio Valle Ave.	/	/	/
		24' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ South Side Only	Rio Valle Dr. Stub	Rio Valle Ave.	End of stub st.	/	/	/
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Valle Ave.	Rio Plata Dr.	Rio Seco Dr.	/	/	/
		28' FF	Res Pvmnt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ West Side Only	Rio Seco Dr.	Rio Valle Ave.	Rio Rojo Ave.	/	/	/
		10'	Asphalt Trail	Tract 'A'	98 th Street	West Prop Line	/	/	/
		Per Design	Residential Street Lights				/	/	/
			WATER						
		12"-20"	Water line	Offsite Easements	Parcel I	Gibson Blvd. (Exist 30"WL)	/	/	/
		8" - 12"	Water line	Parcel 1	Offsite Easemts	Rio Largo Dr	/	/	/
		6"	Water line	Esm't. Lot 48 Blk 9	Rio Seco	98 th St.	/	/	/
		6"	Water line	Rio Seco	Rio Rojo	Rio Valle	/	/	/
		6"	Water line	Rio Rojo Ave.	Rio Largo Dr.	Rio Seco	/	/	/
		8"	Water line	Rio Largo Dr.	Parcel 1	Rio Canon Ave.	/	/	/
		4"	Water line	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.	/	/	/
		6"	Water line	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		4"	Water line	Rio Canon Ave. Stub	Rio Canon Ave.	End Stub Lot 25	/	/	/
		6"	Water line	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		6"	Water line	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sanitary sewer	98 th St.	Dennis Chavez Blvd Exist SAS MH	Rio Rojo Ave.	/	/	/
		8"	Sanitary sewer	Esm't. Lot 48 Blk 9	98 th St.	Rio Seco Dr.	/	/	/
		8"	Sanitary sewer	Rio Seco Dr.	Rio Valle Ave.	Rio Rojo Ave.	/	/	/
		8"	Sanitary sewer	Rio Valle Ave.	Rio Plata Dr.	Rio Seco Dr.	/	/	/
		8"	Sanitary sewer	Rio Valle Ave. Stub	Rio Fonda Ct.	Rio Plata Dr.	/	/	/
		8"	Sanitary sewer	Rio Plata Dr.	Rio Fonda Ave.	Rio Valle Ave.	/	/	/
		8"	Sanitary sewer	Rio Fonda Ave.	Rio Linda Dr.	Rio Plata Dr.	/	/	/
		8"	Sanitary sewer	Rio Fonda Ct.	Rio Fonda Ave.	End of Cul-de-sac	/	/	/
		8"	Sanitary sewer	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/
		8"	Sanitary sewer	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		8"	Sanitary sewer	Rio Canon Stub	Rio Linda	Rio Fonda Ct.	/	/	/
		8"	Sanitary sewer	Rio Largo Dr.	Rio Canon	Lot 1, Bk 9	/	/	/
		8"	Sanitary sewer	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		8"	Sanitary sewer	Rio Rojo Ave.	135 ft west	Rio Linda Dr.	/	/	/
		8"	Sanitary sewer	20' Public Easmt L12,B9	Rio Canon	West P.L.	/	/	/
STORM SEWER									
		Per Design	Rio Bravo Concrete Channel	Dennis Chavez R/W	Exist. Conc. Channel	West Prop. Line	/	/	/
		12'x6'	Concrete Box Culvert	98 th Street	at Dennis Chavez Blvd		/	/	/
		18"-60"	Storm Sewer	98 th St. @	Dennis Chavez Blvd	Rio Rojo Ave.	/	/	/
		18"-36"	Storm Sewer	Lot 48 Public Easement	98 th Street	Rio Valle	/	/	/
		18"-30"	Storm Sewer	Rio Valle Ave.	Lot 48	Lot 34/35 Easement	/	/	/
		18"-24"	Storm Sewer	Esm't. Lot 32 Blk 9	Rio Fonda Ct.	Rio Canon Ave.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #
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<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
Per design	Engineer's Certification for Grading and Drainage Required for release of financial guarantees. (to include Tract B)			
Per design	Temporary pond with Private Drainage Covenant in Parce 1.			
Per design	Temporary Private Diversion Berm/Swale w/ Private Drainage Facility Drainage Cov	West Boundary (Unplatted Lands of Westland Development Co. Inc.)		

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/

Per Design Power Line Pond 6

NOTES

- LOMR (RTI) pending by FEMA. Approval required prior to release of financial guaranty.
 - All internal sidewalks to be deferred
 - Sanitary sewer manholes should not be deeper than 20'.
 - These items may be financially guaranteed and built with The Meadows (DRB 1002856) and The Mesa (DRB 1002858)
- 5 **Per design Parks + Recreation Department letter of acceptance required for the park development for release of financial guarantees.**

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Mark Goodwin & Assoc. PA
FIRM

Sharon Watson 8/27/03 DRB CHAIR - date
Christina Sandoval 8/27/03 PARKS & GENERAL SERVICES - date

Diane Hoelzer PE
NAME (print)

Diane Hoelzer 8-27-03
SIGNATURE date

R. D. ... 8-27-03
TRANSPORTATION DEVELOPMENT - date

AMAFC - date

Roger ... 8/27/03
UTILITY DEVELOPMENT - date

- date

Brad D. Bihan 8/27/03
CITY ENGINEER - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION:

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	01/26/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>Diane Hoelzer</i>
Δ	2/5/04	<i>[Signature]</i>	<i>Christina Sandoval</i>	<i>Bob Cochran</i>

(County Requirements)
off site mitigation - see sheet 5 of 5. These improvements are to be financially guaranteed w/city, not to be released until a letter from the county is obtained concurring w/the release of the financial guarantees.

ORIGINAL

Project# 1002857

Terry O. Brown, P.E.

P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Voice
(303) 942-3600 - FAX
e-mail: tobe@swcp.com

AM
101
UT



Tuesday, August 19, 2003

Nathan Masek

Bernalillo County Public Works Dept.
2400 Broadway SE Bldg.
Albuquerque, NM 87102

Re: Anderson Hills Subdivision, Phase 1 (431 lots)

Dear Nathan:

Following is the proposed language for the transportation portion of the infrastructure list for Anderson Hills Subdivision, Phase 1:

- * **Rio Bravo Blvd. / Isleta Blvd.** - Construct westbound dual left turn lanes on Rio Bravo Blvd. at Isleta Blvd. and modify southbound lanes on Isleta Blvd. south of Rio Bravo Blvd. to provide optimum length of dual southbound lanes.
- * **Rio Bravo Blvd. / I-25 East Ramp** - Construct eastbound dual left turn lanes on Rio Bravo Blvd. and modify northbound I-25 on-ramp as necessary.
- * **Rio Bravo Blvd. / 98th St.** - Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at 98th St.
- * **Rio Bravo Blvd. / Unser Blvd.** - Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at Unser Blvd.

County Approval

Would you please indicate your concurrence with the proposed language and requirements by signing below? Also, if you have comments regarding the language, please call me.

Please call if you have questions or need additional information.

Sincerely Yours,

Terry O. Brown

Concurrence: _____
Nathan Masek

INFRASTRUCTURE LIST

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
Highlands at Anderson Hills Unit 2 & 3
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ORIGINAL

Arrowood Ranch Development, Tracts 'A' and 'B'
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING UNIT 2									
<input type="text"/>	<input type="text"/>	30' FF	Art Pvmt, Std C & G Pinned Median curb 6' Sidewalk (West Side Only)	98th Street	Rio Clara Ave	Rio Rojo Ave	/	/	/
<input type="text"/>	<input type="text"/>	30' FF	Art Pvmt, Std C & G (3) 6' Sidewalk (West Side Only)	98th Street	Rio Rojo Ave	Dennis Chavez Blvd	/	/	/
<input type="text"/>	<input type="text"/>	51' FF	Perm Pvmt, Std C & G,w/median C&G 6' Sidewalk (Both Sides)	Rio Clara Ave	Rio Maria Dr	98th Street	/	/	/
<input type="text"/>	<input type="text"/>	40' FF	Perm Pvmt, C & G 6' Sidewalk (Both Sides) Median	Rio Clara Ave Rio Clara Ave	Rio Maria Dr Rio Linda Dr	Rio San Diego Dr Rio Maria Dr	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmt, C & G 4' Sidewalk (Both Sides) (1)	Rio Maria Dr	Rio Clara Ave	Rio Camino Ave	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmt, C & G, icls. knuckle 4' Sidewalk (Both Sides) (1)	Rio Camino Ave	Rio Maria Dr	Rio Bonito Dr	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmt, C & G 4' Sidewalk (Both Sides) (1)	Rio Bonito Dr	Rio Rojo Ave	Rio Madre Ave	/	/	/

ORIGINAL

Project name:

Highlands At Anderson Hills. Units 2 & 3

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Rio Madre Ave	Rio Bonito Dr	Rio Linda Dr	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Rio Madre Ct.	End of Culdesac	Rio Madre Ave	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Rio Linda Dr	Rio Rojo Ave	Rio Clara Ave	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Rio San Diego Dr	Rio Clara Ave	End of Cul de Sac	/	/	/
		Per Design	Street Lights				/	/	/
WATER UNIT 2									
		6"	Waterline	Rio Maria Dr	Rio Clara Ave	Rio Camino Ave	/	/	/
		6"	Waterline	Rio Camino Ave	Rio Maria Dr	Rio Bonito Dr	/	/	/
		6"	Waterline	Rio Bonito Dr	Rio Rojo Ave	Rio Madre Ave	/	/	/
		6"	Waterline	Rio Madre Ave	Rio Bonito Dr	Rio Linda Dr	/	/	/
		6"	Waterline	Rio Madre Ct	Lot 10/11, Block 7	Rio Madre Ave	/	/	/
		6"	Waterline	Rio Linda Dr	Rio Rojo Ave	Rio Clara Ave	/	/	/
		6"	Waterline	Rio Clara Ave	Rio Maria Dr	Rio San Diego Dr	/	/	/
		6"	Waterline (3)	Rio San Diego Dr	Rio Largo Ave	End of Cul de Sac	/	/	/
		8"	Waterline (3)	Rio San Diego Dr	Rio Largo Ave	Rio Corto Ave	/	/	/
		12"	Waterline (3)	Rio Corto Ave	Rio San Diego Dr	40' Easemt (L6,B1)	/	/	/
		12"	Waterline (3)	40' Easement (L6,B1)	Rio Corto Ave	Off-Site Easemts	/	/	/
		12"-20"	Waterline (2)	Off-Site Easemts	40' Easemt (L6,B1)	Gibson Blvd Exist 30" WL	/	/	/
WATER UNIT 2 - OFFSITE									
		6"	Waterline	Rio Maria	Rio Clara Ave	Rio Corto Ave	/	/	/
		12"	Waterline (6)	98 th Street	Rio Corto Ave	Upper Meadow Ave	/	/	/
		12"	Waterline	Thru Meadows Unit 5			/	/	/
		12"	Waterline	Thru Meadows Unit 4			/	/	/
		12"	Waterline (6)	Anderson Hill	Meadows Unit 4	Unser Blvd	/	/	/
		10"	Waterline	Unser Corridor	Anderson Hill	Exist 10" WL stub Near Amole Fut Ch	/	/	/

ORIGINAL

Project name: Highlands At Anderson Hills. Units 2 & 3

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
SAS UNIT 2									
		8"	SAS	25' Easement (L5,B8)	Rio Maria Dr SW	Rio Rojo Ave SW	/	/	/
		8"	SAS	Rio Maria Dr SW	Rio Clara Ave SW	Rio Camino Ave SW	/	/	/
		8"	SAS	Rio Camino Ave SW	Rio Maria Dr SW	Rio Bonito Dr SW	/	/	/
		8"	SAS	Rio Bonito Dr	Lot 20, Block 7	Rio Madre Ave	/	/	/
		8"	SAS	Rio Madre Ave	Rio Bonito Dr	Lot 1, Block 6	/	/	/
		8"	SAS	Rio Madre Ct	Rio Madre Ave	End of Cul de Sac	/	/	/
		8"	SAS	Rio Linda Dr	Rio Rojo Ave	Lot 16, Blk 5	/	/	/
		8"	SAS	Rio San Diego Dr	Lot 15, Block 5	Lot 9, Block 5	/	/	/
		8"	SAS	25' Easement (L9, B5)	Rio San Diego Dr	Rio Rojo Ave	/	/	/
		8"	SAS	Rio Clara Ave	Rio Maria Dr	Rio Plata Dr	/	/	/
		8"	SAS (3)	Rio Rojo Ave	25' Easemt Lot 9, B5	Rio Linda	/	/	/
		8"	SAS (3)	Rio Linda Ave	Rio Rojo Ave	Rio Canon	/	/	/
		8"	SAS (3)	Rio Canon Stub	Rio Canon	38' Easemt Lot 32	/	/	/
		8"	SAS (3)	38' Easemt Lot 32/33	Rio Canon Stub	Rio Fonda Ct	/	/	/
		8"	SAS (3)	38' Easemt Lot 34/35	Rio Fonda Ct	Rio Valle Stub	/	/	/
		8"	SAS (3)	Rio Valle Stub	38' Easemt Lot 34/35	Rio Valle	/	/	/
		8"	SAS (3)	Rio Valle	Rio Valle Stub	Rio Seco	/	/	/
		8"	SAS (3)	40' Easemt Lot 48,B9	Rio Valle	98th St	/	/	/
		8"	SAS (3)	98th Street	Rio Rojo Ave SW	Dennis Chavez Blvd (Exist SAS MH)	/	/	/
STORM DRAIN UNIT 2									
		18" - 36"	Storm Drain & Appurtenances	Rio Maria Dr	Lot 14, Block 6	Rio Camino Ave	/	/	/
		18" - 30"	Storm Drain & Appurtenances	Rio Bonito Dr	Rio Rojo Ave	Rio Camino Ave	/	/	/
		18" - 30"	Storm Drain & Appurtenances	Rio Camino Ave	Rio Bonito	Rio Maria Dr	/	/	/
		18" - 30"	Storm Drain & Appurtenances	25' Easement (L5,B8)	Rio Maria Dr	Rio Rojo Ave/98th	/	/	/
		18" - 36"	Storm Drain & Appurtenances	Rio Clara Ave	98th Street	Lot 18, Block 3	/	/	/
		48" - 60"	Storm Drain & Appurtenances	98th Street	Rio Clara	Rio Bravo Channel	/	/	/
PAVING UNIT 3									
		30' FF	Art Pvmnt, Std C & G Pinned Median Curb	98th Street	Rio Clara Ave	North Property Line	/	/	/
		6'	Sidewalk (West Side Only)						

Project name:

Highlands At Anderson Hills, Units 2 & 3

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Maria Dr	Rio Clara Ave	Rio Corto Ave	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Plata Dr	Rio Clara Ave	Lot 22, Block 3	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Senda Dr	Rio Clara Ave	Lot 23, Block 3	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (South Side Only) (1)	Rio Senda Dr	Lot 23, Block 3	Lot 5, Block 4	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (South Side Only) (1)	Rio Plata Dr	Lot 22, Block 3	Lot 4, Block 4	/	/	/
<input type="text"/>	<input type="text"/>	51' FF 6'	Perm Pvmt, Std C & G (4) w/ Median C & G Sidewalk (Both Sides)	Rio Clara Ave	Rio Maria Dr	98th Street	/	/	/
<input type="text"/>	<input type="text"/>	40' FF 6'	Perm Pvmt, C & G (4) Sidewalk (Both Sides)	Rio Clara Ave	Rio Maria Dr	Rio San Diego Dr	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Linda Dr	Rio Clara Ave	Rio Corto Ave	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio San Diego Dr	Rio Clara Ave	Rio Corto Ave	/	/	/
<input type="text"/>	<input type="text"/>	28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Corto Ave	Rio San Diego Dr	Rio Maria Dr	/	/	/
<input type="text"/>	<input type="text"/>	24' FF 4'	Res Pvmt, C & G Sidewalk (North Side Only) (1)	Rio Corto Ave W. Stub	Rio San Diego Dr	End Stub	/	/	/
<input type="text"/>	<input type="text"/>	24' FF 4'	Res Pvmt, C & G Sidewalk (North Side Only) (1)	Rio Corto Ave E. Stub	Rio Maria Dr	End Stub	/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Street Lights				/	/	/
<input type="text"/>	<input type="text"/>	Per Design	PAVING UNIT 3 - OFFSITE East Bound - 2nd Left Turn Lane	Rio Bravo / Isleta			/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
WATER UNIT 3									
		6"	Waterline	Rio Maria Drive	Rio Clara Ave	Rio Corto Ave	/	/	/
		6"	Waterline	Rio Plata Dr	Rio Clara Ave	Rio Senda Dr	/	/	/
		6"	Waterline	Rio Senda Dr	Rio Clara Ave	Rio Plata Dr	/	/	/
		6"	Waterline	Rio Linda Dr	Rio Clara Ave	Rio Corto Ave	/	/	/
WATER UNIT 3 - OFFSITE									
		12"	Waterline (6)	98 th Street	Rio Corto Ave	Upper Meadow Ave	/	/	/
		12"	Waterline	Thru Meadows Unit 5			/	/	/
		12"	Waterline	Thru Meadows Unit 4			/	/	/
		12"	Waterline (6)	Anderson Hill	Meadows Unit 4	Unser Blvd	/	/	/
		10"	Waterline	Unser Corridor	Anderson Hill	Exist 10" WL stub Near Amole Fut Ch	/	/	/
		6"	Waterline (4)	Rio Clara Ave	Rio Maria Dr	Rio San Diego Dr	/	/	/
		8"	Waterline (3)	Rio San Diego Dr	Rio Clara Ave	Rio Corto Ave	/	/	/
		12"	Waterline	Rio Corto Ave	98th Street	Rio San Diego Dr	/	/	/
		12"	Waterline (3)	Rio Corto Ave	Rio San Diego Ave	40' Easmt (L6,B1)	/	/	/
		12"	Waterline (3)	40' Easmt (L6,B1)	Rio Corto Ave	Off-Site Easmts	/	/	/
		12"-20"	Waterline (2)	Off-Site Easmts	40' Easmt (L6,B1)	Gibson Blvd (30" WL)	/	/	/
SAS UNIT 3									
		8"	SAS	Rio Senda Dr	Lot 27, Block 3	Rio Plata Dr	/	/	/
		8"	SAS	Rio Plata Dr	Rio Senda Dr	Rio Clara Dr	/	/	/
		8"	SAS	Rio Clara Dr	Rio Plata Dr	Rio Maria Dr	/	/	/
		8"	SAS	Rio Maria Dr	Lot 28, B1	Rio Clara Ave	/	/	/
		8"	SAS (4)	Rio Maria Dr	Rio Clara Ave	Easmt Lot 5, B8	/	/	/
		8"	SAS (4)	Easmt Lot 5, B8	Rio Maria Dr	98th Street	/	/	/
		8"	SAS (3)	98th Street	Easmt Lot 5, B8	Dennis Chavez	/	/	/
		8"	SAS			(Exist SAS MH)			
		8"	SAS	Rio Linda Dr	Lot 9, B2	Rio Corto Ave	/	/	/
		8"	SAS	Rio San Diego Dr	Lot 10, B2	Rio Corto Ave	/	/	/
		12"	SAS	40' Easmt (L6,B1)	North Prop. Line	Rio Corto Ave	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
12"	SAS	Rio Corto Ave	40' Easmt (L6, B1)	98th Street
12"	SAS	Parcels 1,2,3 Meadows	98th St	Unser Blvd
12"	SAS (5)	Tract I, Arrowood R, Dev	Unser Blvd	Barbara Vista Dr (Exist SAS MH)
STORM DRAIN UNIT 3				
36"	Storm Drain & Appurtenances	40' Easmt (L6, B1)	North Prop. Line	Rio Corto Ave
18"-36"	Storm Drain & Appurtenances	Rio Corto Ave	40'Easmt (L6, B1)	Rio Maria Dr
18"-36"	Storm Drain & Appurtenances	Rio Maria Dr	Rio Corto Ave	Rio Clara Ave
18"-36"	Storm Drain & Appurtenances (2)	Rio Clara Ave	Rio Maria Dr	98th Street
36"	Storm Drain & Appurtenances (3)	98th Street	Rio Clara Ave	Rio Rojo Ave
36"-60"	Storm Drain & Appurtenances (3)	98th Street	Rio Rojo Ave	Rio Bravo Channel

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

- (1) All internal sidewalks to be deferred
- (2) These items built with project # 679481 Rio Bravo Sector Plan/ Unser Blvd. (Under Construction)
- (3) These items built with project # 708181 Highlands Unit 1 (Under Construction)
- (4) These items built with project # 708182 Highlands Unit 2
- (5) These items built with project # 708184 Mesa Unit 1 (Under Construction)
- (6) These items built with project # 679582 Meadows, Unit 1
- (7) GRADING & DRAINAGE CERTIFICATION FOR EACH UNIT REQUIRED PRIOR TO RELEASE OF SIA AND FINANCIAL GUARANTY.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<p>Diane Hoelzer, PE NAME</p> <p>MARK GOODWIN & ASSOCIATES FIRM</p> <p><i>Diane Hoelzer</i> 4/6/04 SIGNATURE date</p> <p>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:</p>	<p><i>[Signature]</i> 4/7/04 DRB CHAIR - date</p> <p><i>[Signature]</i> 4-7-04 TRANSPORTATION DEVELOPMENT - date</p> <p><i>[Signature]</i> 4/7/04 UTILITY DEVELOPMENT - date</p> <p><i>[Signature]</i> 4/7/04 CITY ENGINEER - date</p>	<p><i>[Signature]</i> 4/7/04 PARKS & GENERAL SERVICES - date</p> <p>AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

ORIGINAL



NEW MEXICO DEPARTMENT OF
TRANSPORTATION

District Three Office - Albuquerque

April 4, 2004

Mr. Terry O. Brown
P. O. Box 92051
Albuquerque, NM 87199-2051

Subject: Anderson Hills Phase II & III
Dennis Chavez/Unser in Albuquerque, District Three

Dear Mr. Brown:

The NMDOT and Bernalillo County have concluded their review of the proposed Anderson Hills Phases II and III development. The proposed subdivision is located on the north side of Dennis Chavez Boulevard in the vicinity of the Unser Boulevard intersection. I offer the following comments:

1. Rio Bravo and Coors:

No improvements will be required at this intersection. Even though a SB right turn lane onto westbound Rio Bravo/Dennis Chavez Boulevard was discussed in the report, that improvement has been assigned as part of the mitigation for the Rio Bravo Squares access study.

Bill Richardson
Governor

Rhonda G. Faught P.E.
Cabinet Secretary

2. Rio Bravo/Del Rio:

Commission

No improvements will be required at this intersection.

3. Rio Bravo/Isleta:

EAST BND. LEFT-HIGHLANDS
UNIT 3

- a. Add a 2nd left turn lane on Eastbound Rio Bravo WESTBND THRU - MEADOWS
- b. Add a third Westbound (WB) Rio Bravo lane in advance and beyond the Isleta Boulevard Intersection. The length of the WB lane in advance (east) of the intersection will be 750 Feet plus taper. The length of the WB lane beyond (west) of the intersection will be 1000 Feet plus taper.

Johnny Cope
Chairman
District 2

David Schutz
Vice Chairman
District 5

The intersection improvements mentioned above will result in a significant improvement to the traffic operation at the intersection when compared to the 2008 no build intersection level of service.

Gregory T. Ortiz
Secretary
District 6

4. Rio Bravo and Poco Loco:

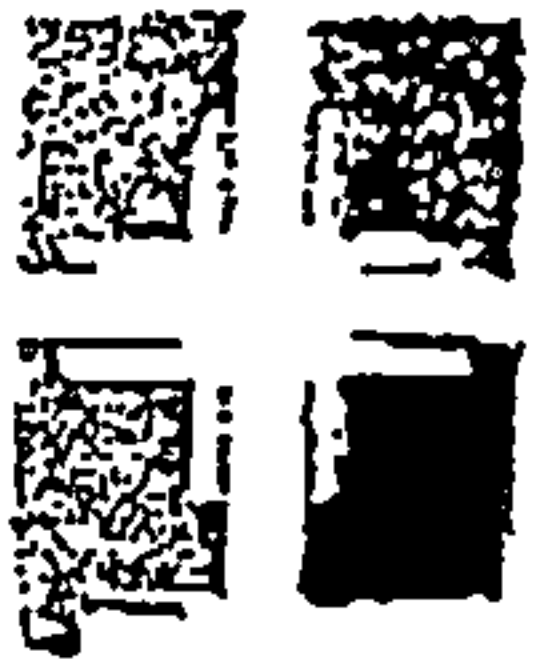
Norman Assad
Commissioner
District 1

Jim Franken
Commissioner
District 1

Sam Hernandez
Commissioner
District 1

This intersection is currently un-signalized. The intersection will remain un-signalized until there is significant development in the vicinity of the Intersection. The traffic study for Rio Bravo Commons concluded that a signalized intersection would be required at full build out of residential development and approximately 50% build out of commercial development as proposed. To date that has not happened. Given the information above, it is unreasonable to require dual lefts be added on Rio Bravo EB and WB at the intersection as was outlined in the report. The intersection improvements as outlined in your study will be required at such time when the signal at the intersection is warranted. Therefore, no additional improvements will be required at this intersection.

ORIGINAL



NEW MEXICO DEPARTMENT OF
TRANSPORTATION

5. Rio Bravo and 2nd Street: (MESA UNIT 2)

Rio Bravo

Add an exclusive right turn lane on southbound (SB) 2nd Street onto Westbound ~~Cors~~. A 350 Foot (plus taper) right turn lane will be required.

6. Rio Bravo and Prince:

No improvements will be required at this intersection. It should be noted that the Anderson Hills Phases II and III development have consumed a considerable amount of the available capacity at this intersection. The 2008 intersection Level of Service (LOS) has gone from a LOS of "C" with a delay of 29.2 seconds in the NO Build to a LOS of "D" with a delay of 41 seconds.

7. Rio Bravo and Broadway:

No improvements will be required at this intersection. It should be noted that the Anderson Hills Phases II and III development have consumed a considerable amount of the available capacity at this intersection. The 2008 intersection Level of Service (LOS) has gone from a LOS of "C" with a delay of 30.5 seconds in the No-Build to a LOS of "D" with a delay of 33 seconds.

If you have any questions, please feel free to give me a call at 841-2761

Sincerely,

Tony Abbo, P.E.
District Three Traffic Engineer

Concur:

Nathan Masek
Bernalillo County

4/5/2004

cc: Julian Vigil
Mir Amiri
Nathan Masek
Wilfred Gallegos
File ✓

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Highlands at Anderson Hills Unit 2 & 3

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Arrowood Ranch Development, Tracts 'A' and 'B'

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING UNIT 2									
<input type="text"/>	<input type="text"/>	30' FF	Art Pvmt, Std C & G Pinned Median curb 6' Sidewalk (West Side Only)	98th Street	Rio Clara Ave SW	Rio Rojo Ave SW	/	/	/
<input type="text"/>	<input type="text"/>	30' FF	Art Pvmt, Std C & G (3) 6' Sidewalk (West Side Only)	98th Street	Rio Rojo Ave SW	Dennis Chavez Blvd	/	/	/
<input type="text"/>	<input type="text"/>	51' FF	Perm Pvmt, Std C & G w/ Median C & G 4' Sidewalk (Both Sides)	Rio Clara Ave SW	Rio Maria Dr SW	98th Street	/	/	/
<input type="text"/>	<input type="text"/>	40' FF	Perm Pvmt, C & G 4' Sidewalk (Both Sides)	Rio Clara Ave SW	Rio Maria Dr SW	Rio San Diego Dr SW	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmt, C & G 4' Side Walk (Both Sides) (1)	Rio Maria Dr SW	Rio Clara Ave SW	Rio Camino Ave SW	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmt, C & G 4' Side Walk (Both Sides) (1)	Rio Camino Ave SW	Rio Maria Dr SW	Rio Bonito Dr SW	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmt, C & G 4' Side Walk (Both Sides) (1)	Rio Bonito Dr SW	Rio Rojo Ave SW	Rio Madre Ave SW	/	/	/

Project name:

Highlands At Anderson Hills, Units 2 & 3

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	Res Pvmnt, C & G Side Walk (Both Sides) (1)	Rio Madre Ave SW	Rio Bonito Dr SW	Rio Linda Dr SW	/	/	/
		28' FF 4'	Res Pvmnt, C & G Side Walk (Both Sides) (1)	Rio Madre Ct. SW	Lot 10/11, Block 7	Rio Madre Ace SW	/	/	/
		28' FF 4'	Res Pvmnt, C & G Side Walk (Both Sides) (1)	Rio Linda Dr SW	Rio Rojo Ave SW	Rio Clara Ave SW	/	/	/
		28' FF 4'	Res Pvmnt, C & G Side Walk (Both Sides) (1)	Rio San Diego Dr SW	Rio Clara Ave SW	End of Cul de Sac	/	/	/
		Per Design	Street Lights				/	/	/
WATER UNIT 2									
		6"	Water Line	Rio Maria Dr SW	Rio Clara Ave SW	Rio Camino Ave SW	/	/	/
		6"	Water Line	Rio Camino Ave SW	Rio Maria Dr SW	Rio Bonito Dr SW	/	/	/
		6"	Water Line	Rio Bonito Dr SW	Rio Rojo Ave SW	Rio Madre Ave SW	/	/	/
		6"	Water Line	Rio Madre Ave SW	Rio Bonito Dr SW	Rio Linda Dr SW	/	/	/
		6"	Water Line	Rio Madre Ct SW	Lot 10/11, Block 7	Rio Madre Ave SW	/	/	/
		6"	Water Line	Rio Linda Dr SW	Rio Rojo Ave SW	Rio Clara Ave SW	/	/	/
		6"	Water Line	Rio Clara Ave SW	Rio Maria Dr SW	Rio San Diego Dr SW	/	/	/
		6"	Water Line (3)	Rio San Diego Dr SW	Rio Largo Ave SW	End of Cul de Sac	/	/	/
		8"	Water Line (3)	Rio San Diego Dr SW	Rio Largo Ave SW	Rio Corto Ave SW	/	/	/
		12"	Water Line (3)	Rio Corto Ave SW	Rio San Diego Dr SW	40' Easement (L6,B1)	/	/	/
		12"	Water Line (3)	40' Easement (L6,B1)	Rio Corto Ave SW	Off-Site Easements	/	/	/
		12"-20"	Water Line (2)	Off-Site Easements	40' Easement (L6,B1)	Gibson Blvd (30" WL)	/	/	/
SAS UNIT 2									
		8"	SAS	Rio Maria Dr SW	Rio Clara Ave SW	Rio Camino Ave SW	/	/	/
		8"	SAS	25' Easement (L5,B8)	Rio Maria Dr SW	Rio Rojo Ave SW	/	/	/

Project name:

Highlands At Anderson Hills. Units 2 & 3

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	SAS	Rio Camino Ave SW	Rio Maria Dr SW	Rio Bonito Dr SW	/	/	/
		8"	SAS	Rio Bonito Dr SW	Lot 20, Block 7	Rio Madre Ave SW	/	/	/
		8"	SAS	Rio Linda Dr SW	Rio Rojo Ave SW	Lot 16, Blk 5	/	/	/
		8"	SAS	Rio Madre Ave SW	Rio Bonito Dr SW	Lot 1, Block 6	/	/	/
		8"	SAS	Rio San Diego Dr SW	Lot 15, Block 5	Lot 10, Block 5	/	/	/
		8"	SAS	25' Easement (L9, B5)	Lot 10, Block 5	Rio Rojo Ave SW	/	/	/
		8"	SAS	Rio Clara Ave SW	Rio Maria Dr SW	Rio Plata Dr SW	/	/	/
		8"	SAS	Rio Madre Ct SW	Rio Madre Ave SW	End of Cul de Sac	/	/	/
		8"	SAS (3)	98th Street	Rio Rojo Ave SW	Dennis Chavez Blvd (Exist SAS MH)	/	/	/
STORM DRAIN UNIT 2									
		18" - 36"	Storm Drain w/ appurtences	Rio Maria Dr SW	Lot 14, Block 6	Rio Camino Ave SW	/	/	/
		18" - 30"	Storm Drain w/ appurtences	Rio Bonito Dr SW	Rio Rojo Ave SW	Rio Camino Ave SW	/	/	/
		18" - 30"	Storm Drain w/ appurtences	25' Easement (L5,B8)	Rio Rojo Ave SW	Rio Maria Dr SW	/	/	/
		18" - 36"	Storm Drain w/ appurtences	Rio Clara Ave SW	98th Street	Lot 18, Block 3	/	/	/
		18" - 30"	Storm Drain w/ appurtences	Rio Camino Ave SW	Rio Maria Dr SW	Rio Bonito Dr SW	/	/	/
PAVING UNIT 3									
		30' FF	Art Pvmt, Std C & G Pinned Median Curb	98th Street	Rio Clara Ave SW	North Property Line	/	/	/
		6'	Sidewalk (Both Sides)						
		28' FF	Res Pvmt, C & G	Rio Maria Dr SW	Rio Clara Ave SW	Rio Corto Ave SW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt, C & G	Rio Plata Dr SW	Rio Clara Ave SW	Lot 22, Block 3	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt, C & G	Rio Senda Dr SW	Rio Clara Ave SW	Lot 23, Block 3	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt, C & G	Rio Senda Dr SW	Lot 23, Block 3	Lot 5, Block 4	/	/	/
		4'	Sidewalk (Both Sides) (1)						

Project name:

Highlands At Anderson Hills. Units 2 & 3

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Plata Dr SW	Lot 22, Block 3	Lot 4, Block 4	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Linda Dr SW	Rio Clara Ave SW	Rio Corto Ave SW	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio San Diego Dr SW	Rio Clara Ave SW	Rio Corto Ave SW	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Rio Corto Ave SW	Rio San Diego Dr SW	Rio Maria Dr SW	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (North Side) (1)	Rio Corto Ave (West)	Rio San Diego Dr SW	End Stub	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (North Side) (1)	Rio Corto Ave (East)	Rio Maria Dr SW	End Stub	/	/	/
		Per Design	Street Lights				/	/	/
WATER UNIT 3									
		6"	Water Line	Rio Maria Drive SW	Rio Clara Ave SW	Rio Corto Ave SW	/	/	/
		6"	Water Line	Rio Plata Dr SW	Rio Clara Ave SW	Rio Senda Dr SW	/	/	/
		6"	Water Line	Rio Senda Dr SW	Rio Clara Ave SW	Rio Plata Dr SW	/	/	/
		6"	Water Line	Rio Linda Dr SW	Rio Clara Ave SW	Rio Corto Ave SW	/	/	/
		12"	Water Line	Rio Corto Ave SW	98th Street	Rio San Diego Dr SW	/	/	/
		8"	Water Line (3)	Rio San Diego Dr SW	Rio Clara Ave SW	Rio Corto Ave SW	/	/	/
		12"	Water Line (3)	Rio Corto Ave SW	Rio San Diego Ave SW 40' Easmt (L6,B1)		/	/	/
		12"	Water Line (3)	40' Easmt (L6,B1)	Rio Corto Ave SW	Off-Site Easmts	/	/	/
		12"-20"	Water Line (2)	Off-Site Easmts	40' Easmt (L6,B1)	Gibson Blvd (30" WL)	/	/	/

Project name: Highlands At Anderson Hills, Units 2 & 3

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
SAS UNIT 3									
		8"	SAS	Rio Maria Dr SW	Rio Clara Ave SW	Lot 28, Block 1	/	/	/
		8"	SAS	Rio Plata Dr SW	Rio Clara Ave SW	Rio Senda Dr SW	/	/	/
		8"	SAS	Rio Senda Dr SW	Lot 27, Block 3	Rio Plata Dr SW	/	/	/
		8"	SAS	Rio Linda Dr SW	Lot 9, Block 2	Rio Corto Ave SW	/	/	/
		8"	SAS	Easement	Lot 10, Block 2	Rio San Diego Dr SW	/	/	/
		8"	SAS	Rio San Diego Dr SW	Rio Clara Ave SW	Rio Corto Ave SW	/	/	/
		12"	SAS	Rio Corto Ave SW	98th Street	40' Easmt (L6, B1)	/	/	/
		12"	SAS	40' Easmt (L6,B1)	Rio Corto Ave SW	North Property Line	/	/	/
		12"	SAS	Parcels 1,2,3 Meadows	98th St SW	Unser Blvd SW	/	/	/
		12"	SAS	Tract I, Arrowood R, Dev	Unser Blvd SW	Barbara Vista Dr EX SAS MH	/	/	/
STORM DRAIN UNIT 3									
		18"-36"	Storm Drain w/appurtences	Rio Maria Dr SW	Rio Clara Ave SW	Rio Corto Ave SW	/	/	/
		18"-36"	Storm Drain w/appurtences	Rio Corto Ave SW	Rio Maria Dr SW	40' Easement (Lot 6, Block 1)	/	/	/
		36"	Storm Drain w/appurtences	40' Easmt (L6, B1)	Rio Corto Ave SW	North Property Line	/	/	/

- (1) All internal sidewalks to be deferred
- (2) These items built with project # 679481 (Under Construction)
- (3) These items built with project # 708181 (Highlands Unit 1)

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Diane L. Hoelzer, PE
 NAME (print)
MARK GOODWIN & ASSOCIATES
 FIRM
Diane Hoelzer 12-20-04
 SIGNATURE - date
 MAXIMUM TIME ALLOWED TO CONSTRUCT
 THE IMPROVEMENTS WITHOUT A DRB
 EXTENSION:

 DRB CHAIR - date

 TRANSPORTATION DEVELOPMENT - date

 UTILITY DEVELOPMENT - date

 CITY ENGINEER - date

 PARKS & GENERAL SERVICES - date

 AMAFCA - date
 _____ - date
 _____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

OFF-SITE MITIGATION OF TRAFFIC IMPACTS

Subject to final negotiations between the developer and City/County staff, the following recommended off-site improvements are to be financially guaranteed with the City, of which is not to be released until the improvements are constructed and a letter from the County is obtained concurring that the improvements are completed as originally agreed to.

Rio Bravo Blvd. / Coors Blvd.:

- Implement the westbound and southbound dual left turn lanes by eradicating the existing cross-hatching in the existing second left turn lanes for the westbound left turns and the southbound left turns.
- Reconstruct the westbound right turn lane to maintain the existing free right turn, and lengthen the storage area to a length of 450 feet (1/2 of 850 feet calculated length).
- Construct a second eastbound thru lane on Rio Bravo Blvd. (Dennis Chavez Blvd.). The second eastbound thru lane can be a combined thru / right turn lane with a free right turn slip lane similar to the current configuration since the volume of eastbound right turn traffic is expected to be minor.
- Construct a new southbound right turn lane on Coors at Rio Bravo Blvd. The length of the right turn lane should be about 800 feet to prevent the southbound thru queue from blocking the lane. However, the new southbound right turn lane can only be constructed to the location of the existing entrance to Rio Bravo Square. Therefore, the southbound right turn lane should be constructed to be approximately 300 feet long plus transition to extend north to the existing signalized access into Rio Bravo Square Shopping Center.

Rio Bravo Blvd. / Isleta Blvd.:

- Implement the westbound and eastbound dual left turn lanes by eradicating the existing cross-hatching in the existing second left turn lanes for the westbound left turns and the eastbound left turns.
- Construct a second southbound left turn lane to create dual southbound left turn lanes. The length of the dual left turn lane should be 350 feet long (based on calculated queue length of 325 feet for the southbound thru lanes). Due to the conflict with the northbound left turn lane into the existing shopping center at the northwest corner of Rio Bravo / Isleta, the dual southbound left turn lane on Isleta Blvd. at Rio Bravo can only be constructed to a length of approximately 250 feet long.
- Construct a third westbound thru lane on Rio Bravo Blvd. at Isleta Blvd. Construction of the third westbound thru lane through the intersection is recommended to extend 750 feet east of the intersection (based on a calculated queue length of 650 feet for the

westbound thru lanes) and extend 500 feet west of the intersection to provide room for the outside thru lane to merge left downstream of the signal.

Rio Bravo Blvd. / Poco Loco:

- Construct a third westbound thru lane on Rio Bravo Blvd. at Poco Loco Dr. Construction of a third westbound thru lane through the intersection is recommended to extend 400 feet east of the intersection (based on a calculated queue length of 300 feet for the westbound thru lanes) and extend 500 feet west of the intersection to provide room for the outside thru lane to merge left downstream of the signal.

Rio Bravo Blvd. / 2nd St.:

- Construct a southbound right turn lane on 2nd St. at Rio Bravo Blvd. The length of the new southbound right turn lane should be 250 feet (1/2 of 475 feet) to accommodate the calculated queues in the southbound thru lane.
- Construct a third westbound thru lane on Rio Bravo Blvd. at 2nd St. Construction of a third westbound thru lane through the intersection is recommended to extend 800 feet east of the intersection (based on a calculated queue length of 700 feet for the westbound thru lanes) and extend 500 feet west of the intersection to provide room for the outside thru lane to merge left downstream of the signal.

Central Ave. / Unser Blvd.:

- Construct dual eastbound left turn lanes on Central Ave. at Unser Blvd. to a length of 450 feet plus transition.
- Construct a second southbound thru lane on Unser Blvd. at Central Ave. The second southbound thru lane should be constructed to a length of 500 feet long plus transition north of the intersection and 500 feet long plus transition to the south of the intersection.
- Construct a second northbound thru lane on Unser Blvd. at Central Ave. The second northbound thru lane should be constructed to a length of 500 feet long plus transition north of the intersection and 500 feet long plus transition to the south of the intersection.

Dennis Chavez Blvd. / Unser Blvd.

- With the implementation of Anderson Hills Subdivision, the intersection of Dennis Chavez Blvd. / Unser Blvd. will operate satisfactorily with the following geometry:

Recommended Geometry (Dennis Chavez Blvd. / Unser Blvd.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Dennis Chavez Blvd.	1	0	1	0	0
WB Dennis Chavez Blvd.	0	0	1	0	1
NB Unser Blvd.	0	0	0	0	0
SB Unser Blvd.	1	0	0	0	1

The design and construction of the intersection of Dennis Chavez Blvd. / Unser Blvd. should take into consideration that the intersection will be a major signalized intersection at some time in the future, since it is comprised of the intersection of two arterial roadways. Although full buildout of the intersection is not necessary for implementation of Anderson Hills Subdivision, the design can provide for ready expansion of the intersection geometry in the future.

Dennis Chavez Blvd. / 98th St.

- With the implementation of Anderson Hills Subdivision, the intersection of Dennis Chavez Blvd. / 98th St. will operate satisfactorily with the following geometry:

Recommended Geometry (Dennis Chavez Blvd. / 98th St.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Dennis Chavez Blvd.	1	0	1	0	0
WB Dennis Chavez Blvd.	0	0	1	0	1
NB 98 th St.	0	0	0	0	0
SB 98 th St.	1	0	0	0	1

The design and construction of the intersection of Dennis Chavez Blvd. / 98th St. should take into consideration that the intersection will be a major signalized intersection at some time in the future, since it is comprised of the intersection of two arterial roadways. Although full buildout of the intersection is not necessary for implementation of Anderson Hills Subdivision, the design can provide for ready expansion of the intersection geometry in the future.

98th St. Extension:

- The extension of 98th north of this development as a two-lane paved temporary roadway to connect to Gibson Blvd. should be implemented prior to full development of Anderson Hills. Since approximately 35% of the total traffic from Anderson Hills is expected to utilize the 98th St. connection (based on the MRCOG model), then the 98th St. connection should be constructed prior to the projects 65% occupation level. In other words, by the time the 999 lots (houses) are 65% occupied, then the 98th St. connection to Gibson Blvd. and the Gibson Blvd. connection to Unser Blvd. should be in place.

Anderson Hills Ave. / Unser Blvd.:

- The unsignalized intersection of Anderson Hills Ave. / Unser Blvd. should be designed and constructed in accordance with the April 22, 2003 letter to John Hartman found on Pages Z-58 thru Z-73 in Appendix "Z" of this study. It is anticipated that the intersection of Anderson Hills Ave. / Unser Blvd. may be a signalized intersection at some time in the future if and when the intersection meets the requirements to warrant a new signal and the City of Albuquerque and / or the New Mexico Department of Transportation approves of a signal there. Particular attention should be directed to the anticipated queuing lengths defined in the April 22, 2003 letter for left turns and right turn movements at the intersection. The current design of the intersection should include dedicated left turn lanes for all four legs of the intersection. The northbound and southbound left turn lanes on Unser Blvd. at Anderson Hills Dr. should meet the minimum requirements of the New Mexico Department of Transportation State Access Management Manual. Based on a posted speed limit of 45 M.P.H. the required lengths of the northbound and southbound left turn lanes on Unser Blvd. at Anderson Hills Dr. are 400 feet long plus 12.5:1 taper transitions.

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING & PLANNING	Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> IP Master Development Plan		APPEAL / PROTEST of...	A
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: <u>Anderson Hills, LLC</u>	PHONE: <u>822-5562</u>
ADDRESS: <u>PO Box 12317</u>	FAX: <u>822-6301</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87195</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin & Associates, PA</u>	PHONE: <u>(505) 828-2200</u>
ADDRESS: <u>PO Box 90606</u>	FAX: <u>(505) 797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>goodwinengrs@comcast.net</u>

DESCRIPTION OF REQUEST: Preliminary Plat Approval (Highlands @ Anderson Hills, Units 2 & 3) and Sidewalk Variance

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Portion of Tracts A and B Block: _____ Unit: _____

Subdiv. / Addn. Arrowood Ranch Development

Current Zoning: RLT Proposed zoning: Same

Zone Atlas page(s): P-9 No. of existing lots: 2 No. of proposed lots: 153

Total area of site (acres): 61.74 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 100905313144020202 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street
Between: north of Dennis Chavez Boulevard SW and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB 1002857, SD-87-4-1, Z-99-58 / SPR-95-2-2

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 02/26/2003

SIGNATURE Diane Hoelzer DATE 2-20-04
(Print) Diane Hoelzer, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04 DRB - 00232</u>	<u>PP</u>	<u>562</u>	<u>\$ 3500</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>04 DRB - 00233</u>	<u>SV</u>	<u>V</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>Ad fee</u>	_____	<u>\$ 75</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>3/17/04</u>	_____	_____	Total <u>\$ 3595.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____

A Bellina 2/20/04
Planner signature / date

Project # 1002857

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(Public Hearing Case)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Diane Holzner
Applicant name (print)
Diane Holzner
Applicant signature / date
2-20-04



Form revised April 2003

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

04DRB - 00233

[Signature]
Planner signature / date
2/20/04

Project #1002857

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on **FORM-V** in addition to application for subdivision on **FORM-S-3**.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including (the Grading Plan) (folded to fit into an 8.5" by 14" pocket) **24** copies *→ already approved, see letter.*
- Proposed Infrastructure List.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately **ONE MONTH** after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately **ONE MONTH** after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Diane Hoelzer
Applicant name (print)
Diane Hoelzer 2-20-04
Applicant signature / date



Form revised April 2003

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

04DRB - 00232

[Signature] 2/20/04
Planner signature / date

Project # 1002857



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

February 20, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Request Approval of Preliminary Plat and Sidewalk Design Variance for Highlands Unit 2 and 3 at Anderson Hills Subdivision

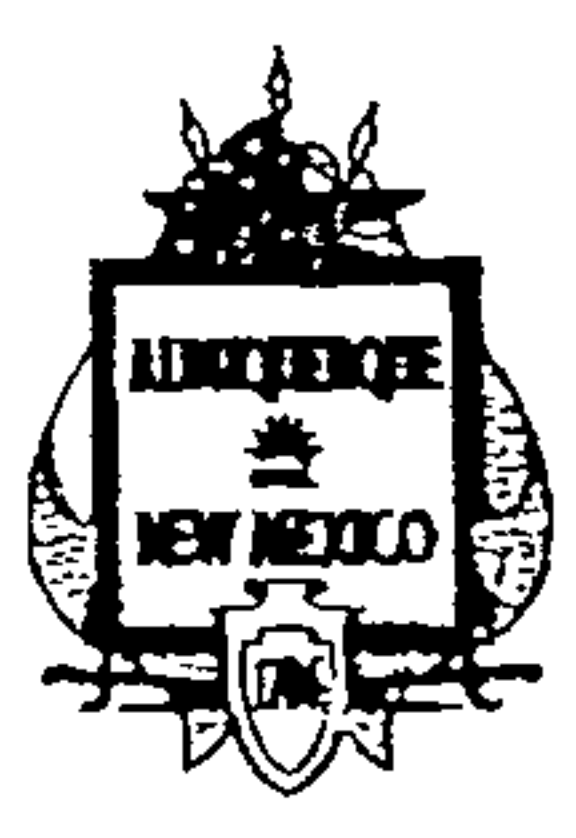
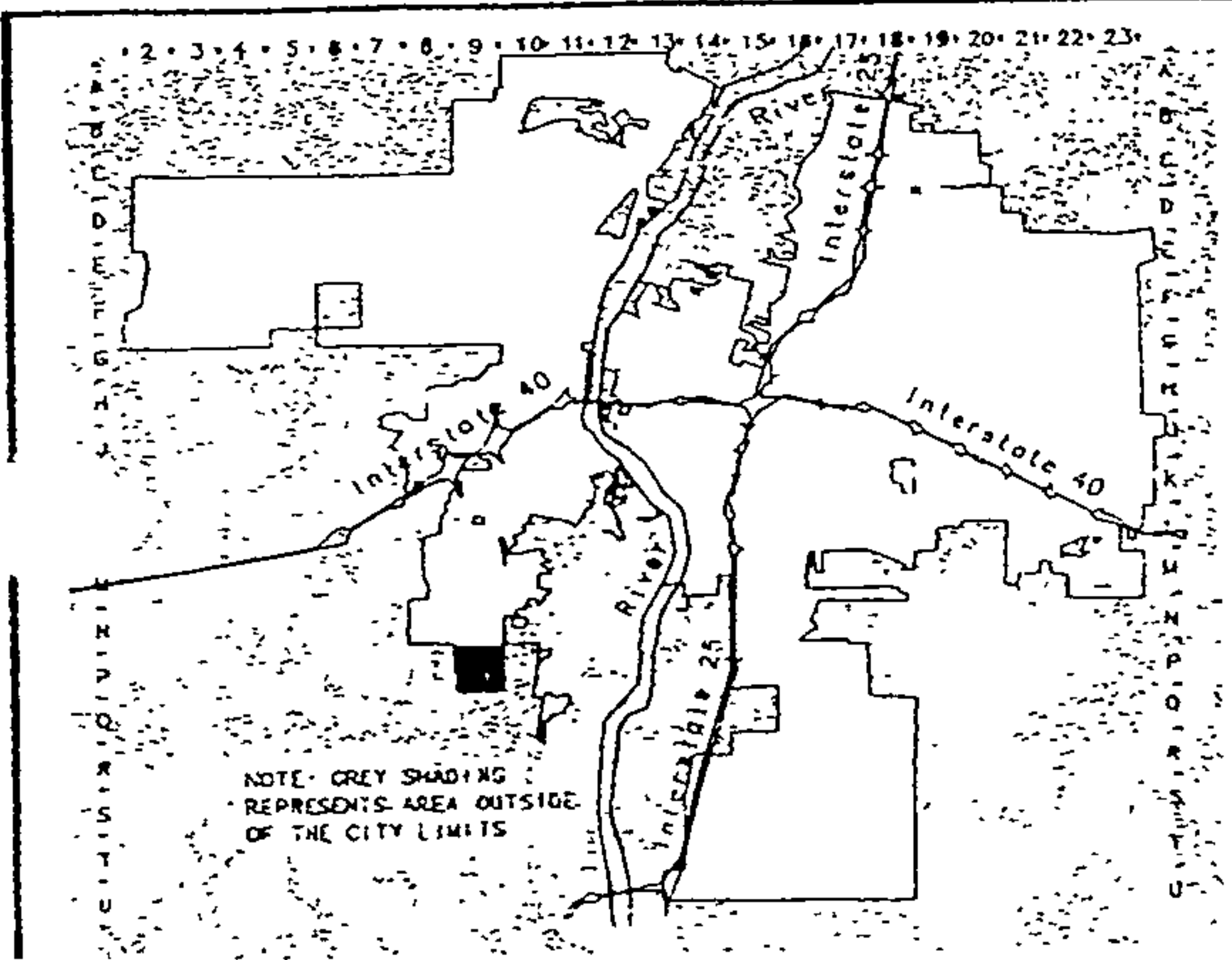
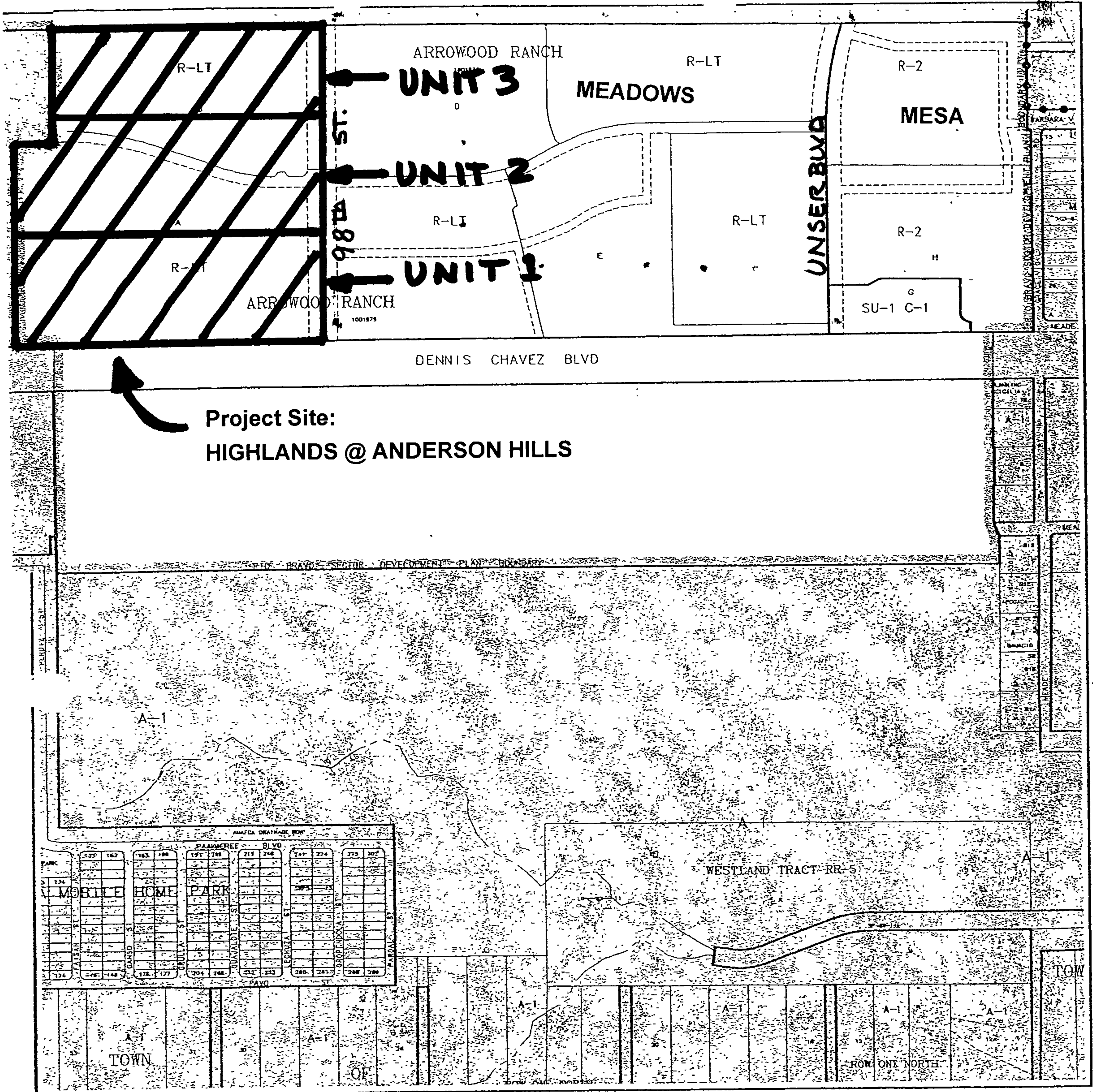
Dear Ms. Matson;

On behalf of my clients, Anderson Hills LLC, I am requesting the following approvals at the DRB public hearing:

1. *PRELIMINARY PLAT* for 153 lot single family subdivision to be known as The Highlands Units 2 and 3 at Anderson Hills. Highlands Unit 1 was previously approved under DRB Project No. 1002857 for 94 lots. This will put the total lots in the Highlands at 247 lots.
2. *SIDEWALK VARIANCE* on Rio Rojo Avenue and Rio Clara Avenue that will allow the construction of a serpentine sidewalk within a 17 foot wide landscape area. Ten feet will be within the City RW and 7 feet will be within a Tract to be owned by the Anderson Hills Homeowners Association (AHHOA). It is our intention to have a blanket Landscape Easement and Public Sidewalk Easement within the Tracts of which the landscaping will be entirely maintained by the A.H.H.O.A.

Please note the following with regards to the Highlands Unit 1, 2 and 3:

1. *Temporary Deferral of Sidewalk Construction* for all the interior sidewalks that are adjacent to homes for all the Units (1,2,3) were approved at the preliminary plat hearing for Unit 1 (DRB# 1002857) on August 27, 2003. The sidewalks shall be constructed in conjunction with construction of each individual lot at a later time.
3. *Sidewalk Waiver* for those sidewalks that are adjacent to short stub streets that are typically 24' FF was also approved for all the Units (1,2,3) at the Unit 1 DRB hearing (DRB# 1002857).

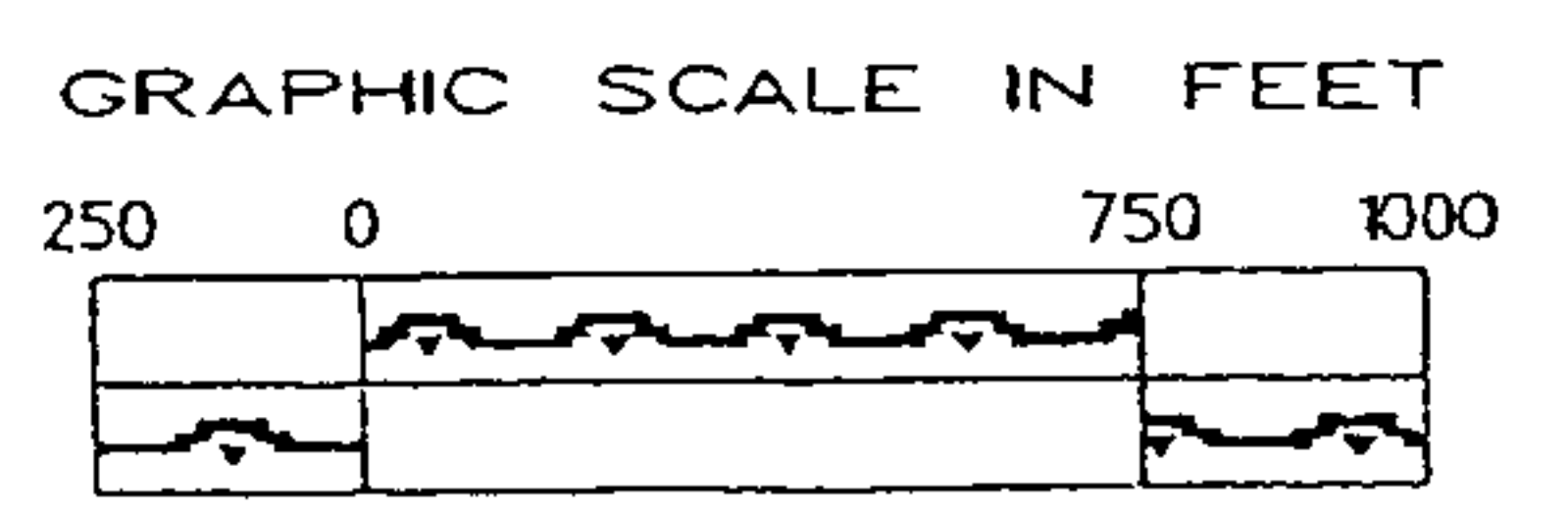


CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003

4. All the required Vacation of Public Easements for the entire development (Units 1,2,3) that consisted of public roadway, drainage, sanitary sewer and waterline easements that were originally dedicated with the Arrowood Bulk Land Plat were vacated at the Highlands Unit 1 DRB hearing (DRB # 1002857). Highlands Unit 2 and 3 Preliminary Plat is dedicating all the required public roadway right of ways as well as public waterline, drainage and sanitary sewer easements as needed.
5. The Grading and Drainage Plan and Drainage Report were for the entire site were approved at the DRB Public hearing for The Highlands Unit 1 (DRB# 1002857). A copy of hydrology Dept approval letter and the DRB PP Official Notice of Decision is part of this submittal.
6. The perimeter wall design was previously submitted with Unit 1 Preliminary Plat and to be consistent with the theme will be the same for Units 2 and 3. I am submitting the previous design submittal for your files.

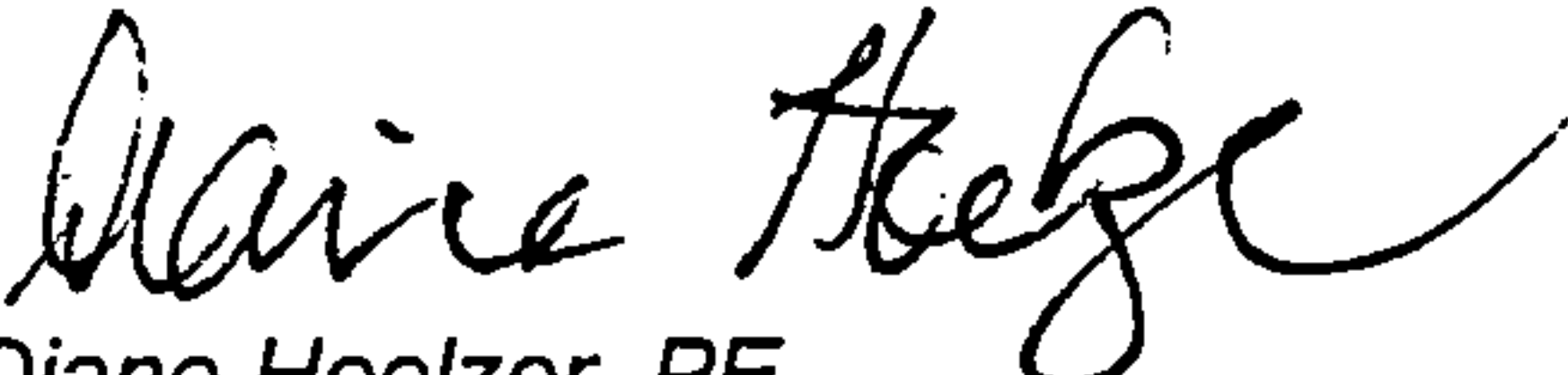
The scope of the original preliminary plat approval request was reduced to just Phase I because at the time the traffic improvements beyond 431 lots has not been completely defined or decided upon. The required traffic improvements for the entire development have now been defined and so we are requesting PP approval for the remaining lots in the development.

'The Highlands' consists of the western portion of the Master Planned Community to be known as Anderson Hills. The two other areas within this community are 'The Meadows' and 'The Mesa' which are both located to the east of this subdivision. These three areas are separated by two principal arterial streets: 98th street and Unser Blvd. When the whole area is developed, it will consist of almost 1000 homes and each community will have its own 2.0+ acre public park. Additional landscaped areas along the major interior roads have been provided to enhance the neighborhood as well as a proposed trail system along the north side of the Rio Bravo channel located adjacent to the north side of Dennis Chavez Blvd. Access to each of these subdivisions will be from Dennis Chavez Blvd.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.



Diane Hoelzer, PE
Senior Engineer

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Highlands, Meadows and Mesa @ Anderson Hills

AGIS MAP #: P-9

LEGAL DESCRIPTION: Tracts A,B,C,D,E,F,G,H,I, Arrowood Ranch Development



DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 7-18-03 [date].

Deane Hoelger
Applicant / Agent

7-18-03
Date

Bud Bickel
Hydrology Division Representative

7/18/03
Date



WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 2-18-03 [date].

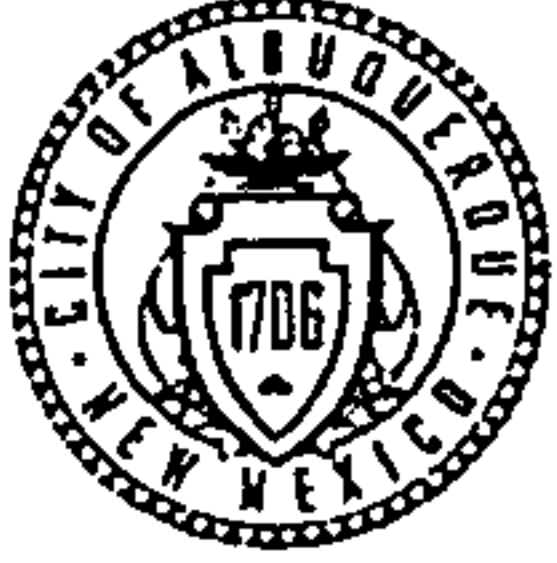
Deane Hoelger
Applicant / Agent

7-17-03
Date

Bud Bickel
Utility Division Representative

Date

DRB#



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

5. Project # 1002857

03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Public Easements
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, **THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] [Deferred from 8/13/03] (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. The agent will be required to provide a cul-de-sac at the eastern terminus of Rio Largo.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.



OFFICIAL NOTICE OF DECISION
PAGE 2

5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file. A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

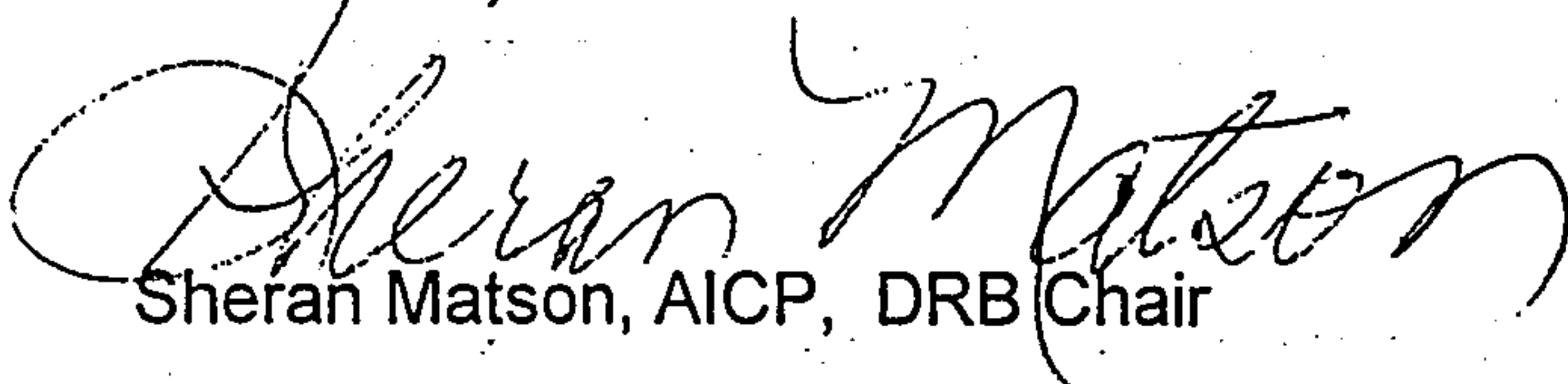
If you wish to appeal this decision, you must do so by September 11, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)


Sheran Matson, AICP, DRB Chair

cc:Anderson Hills LLC, P.O. Box 12317, 87195
Mark Goodwin & Associates, P.O. Box 90606, 87199
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 5, 2003

Diane Hoelzer, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

Re: **Anderson Hills Drainage Management Plan**
Engineer's Stamp dated 8-22-03 (P9/D2)

Dear Ms. Hoelzer,

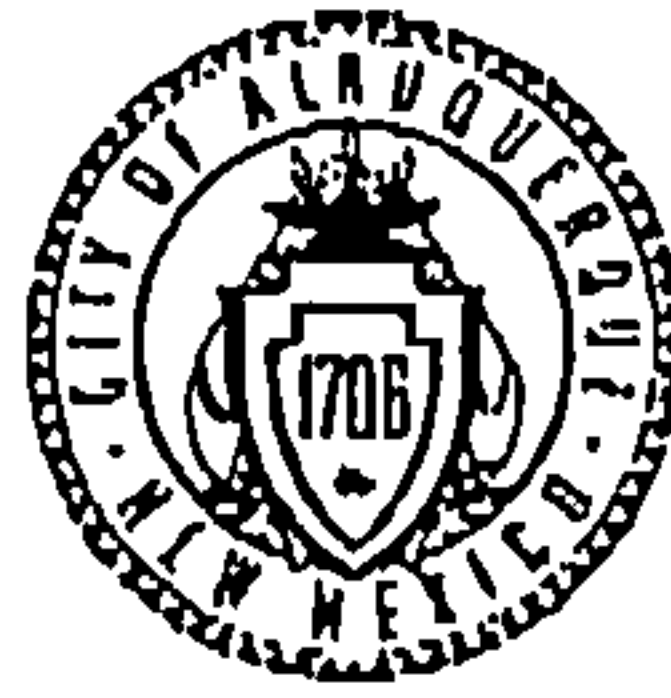
Based upon the information provided in your submittal dated 8-26-03, the above referenced DMP is approved for Preliminary Plat action by the DRB.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

February 17, 2004

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on February 17, 2004:

CONTACT NAME: BETH GONZALES
COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539
E-mail: goodwinengrs@comcast.net

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **THE HIGHLANDS AT ANDERSON HILLS, UNITS 2 AND 3, A PORTION OF TRACT A AND ALL OF TRACT B, ARROWWOOD RANCH DEVELOPMENT, zone map P-9.**

Our records indicate that as of February 17, 2004, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck

Stephani Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT



PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If [*]

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Anderson Hills, LLC Date of Request: 2/20/04 Zone Atlas Page(s): P-9

CURRENT: Zoning R-LT Legal Description: Lot or Tract # A&B Block # _____
Parcel Size (acres/sq.ft.) 34 ac. Subdivision Name Arrowood Ranch

REQUESTED CITY ACTION(S):

Annexation []
Sector Plan Amendment []
Zone Map Amendment []
Other (Subdivision) [X]

Site Development Plan :

a.) Subdivision [] d. Building Permit []
b.) Building Purposes [] e. Other []
c.) Amendment []

PROPOSED DEVELOPMENT:

No construction/development []
New construction [X]
Expansion of existing development []

GENERAL DESCRIPTION OF ACTION:1

Number of units 153
Building size _____ (sq. ft.)

Note: 1. Changes made to development proposals from the information provided, may change the TIS/AQIA analysis requirements.

Applicant or Agent for the Applicant _____ Date _____

TRAFFIC IMPACT STUDY REQUIRED: YES [X] NO [] BORDERLINE []

PUBLIC WORKS DEPT. Transportation Development Division 1st Floor/Plaza del Sol 924-3900

THRESHOLDS MET? YES [X] NO [] Previously studied [] Mitigating reasons for not requiring TIS:

Notes: ANDERSON HILLS TIS

OFFSITE MITIGATION REQUIRED AND TO BE REVIEWED WITH TRANSPORTATION DEV. ↓

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an updated or new TIS.

TRAFFIC ENGINEER Tony Syed

DATE 2-20-04

AIR QUALITY IMPACT ASSESSMENT MAY BE REQUIRED

Section 14-16-3-14 of COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the zoning code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. No AQIA is required if associated TIS shows intersections functioning at level of service A, B or C.

IF AN AQIA IS REQUIRED: A scoping meeting must be held to define the level of analysis needed and the parameters of the study. The applicant should call 768-2638 or 768-2600 to insure that input is received from the AQD during the scoping of the companion TIS. Note that any subsequent changes to the development proposal identified above may require an updated or new AQIA.

Required TIS and/or AQIA must be completed prior to applying to EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED 1/3/04

- FINALIZED 1/1

Tony Syed
TRAFFIC ENGINEER

2-20-04

DATE

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME

Anderson Hills, LLC

AGENT

MARK GOODWIN & ASSEC.

ADDRESS

P.O. Box 90606

PROJECT & APP #

1002857

PROJECT NAME

04 DRP - 00232
04 DRP - 00233

*****DUPLICATE***
City Of Albuquerque
Treasury Division**

02/20/2004 1:15PM LOC: ANNX
RECEIPT# 00019925 WSH 008 TRANSH 0015
Account 441018 Fund 0110
Activity 4971000 TRSTAM
Trans Amt \$3,595.00
J24 Misc \$75.00
CK \$3,595.00
CHANGE \$0.00

\$ 20 469099/4916000 Conflict Management Fee

Highlands

\$ 441006/4983000 DRB Actions

\$ 3500 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75 441018/4971000 Public Notification

\$ ~~3595~~ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

- () Major/Minor Subdivision () Site Development Plan () Bldg Permit
- () Letter of Map Revision () Conditional Letter of Map Revision
- () Traffic Impact Study

\$ 3,595.00 TOTAL AMOUNT DUE

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

1097

FIRST STATE BANK
95-145-1070

Feb 20, 2004

ANDERSON HILLS, LLC

8910 ADAMS NE
ALBUQUERQUE, NM 87113

Memo:

Preliminary Plans Fees

*****DUPLICATE*****

City Of Albuquerque
Treasury Division

AMOUNT
3595.00

*****DUPLICATE***
City Of Albuquerque
Treasury Division**

Three Thousand Five Hundred Ninety-Five and 00/100 Dollars

PAY TO THE ORDER OF:

02/20/2004 1:14PM LOC: ANNX
RECEIPT# 00019924 WSH 008 TRANSH 0015
Account 469099 Fund 0110
Activity 4971000 TRSTAM
Trans Amt \$3,595.00
J24 Misc \$3,500.00

02/20/2004 1:14PM LOC: ANNX
RECEIPT# 00019923 WSH 008 TRANSH 0015
Account 469099 Fund 0110
Activity 4916000 TRSTAM
Trans Amt \$3,595.00
J24 Misc \$20.00

Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 3/2/04 To 3/17/04

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Morgan Deft
(Applicant or Agent)

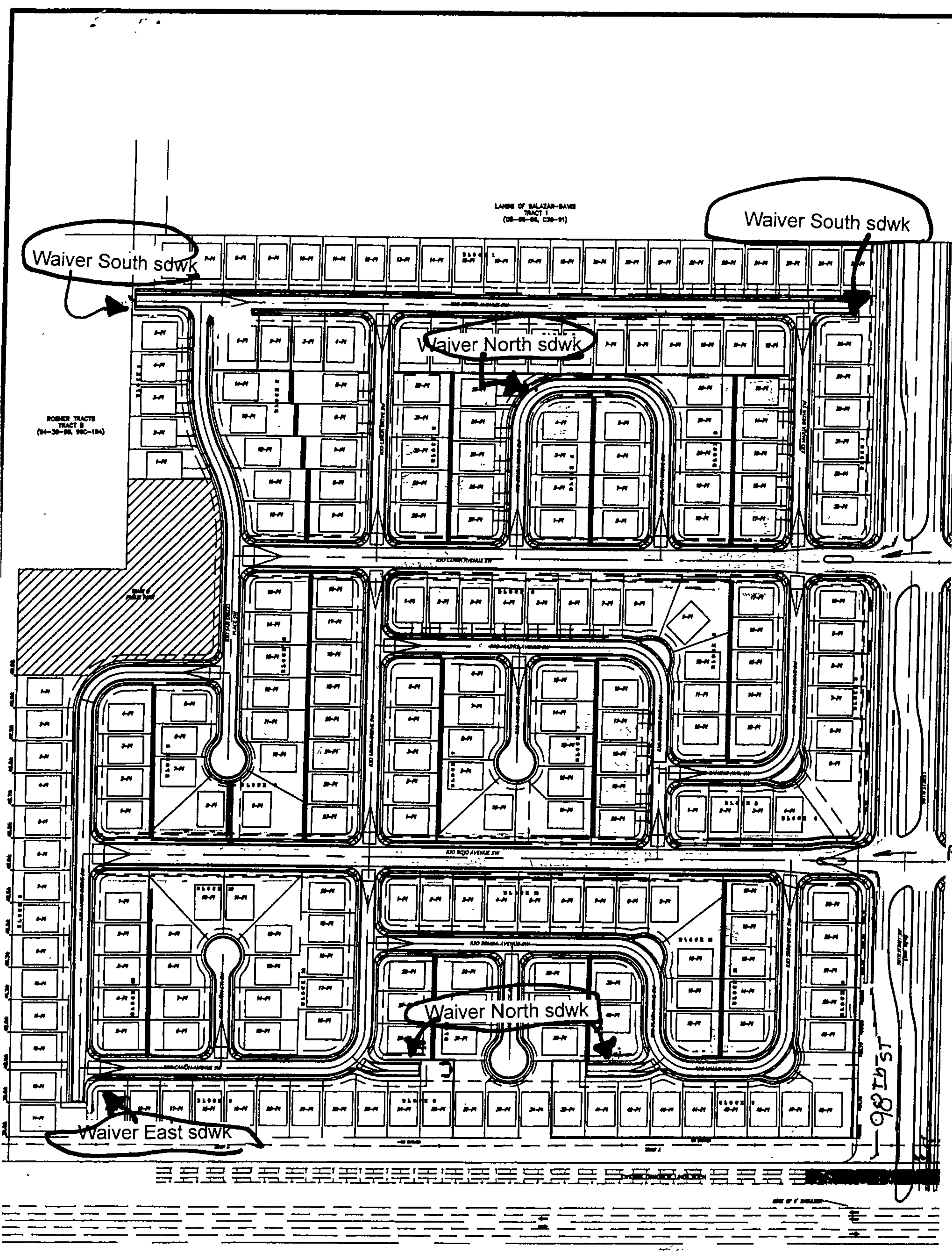
2/20/04
(Date)

I issued 1 signs for this application,

2/20/04
(Date)

W. Billing
(Staff Member)

DRB PROJECT NUMBER: 1002857



LANDS OF SALAZAR-SAYRE
TRACT 1
(08-08-08, 030-01)

ROBER TRACTS
TRACT B
(04-38-08, 99C-104)

HIGHLANDS @ ANDERSON HILLS
SIDEWALK VARIANCE

dmj
MARK GOODMAN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 9088
ALBUQUERQUE, NEW MEXICO 87199
(505) 226-2700, FAX (505) 797-9539

RIO CLARA

RIO ROJO

98th ST

NOTES:

98th Street, Rio Clara and Rio Rojo Sidewalk Variance to allow for a serpentine sidewalks in these areas.

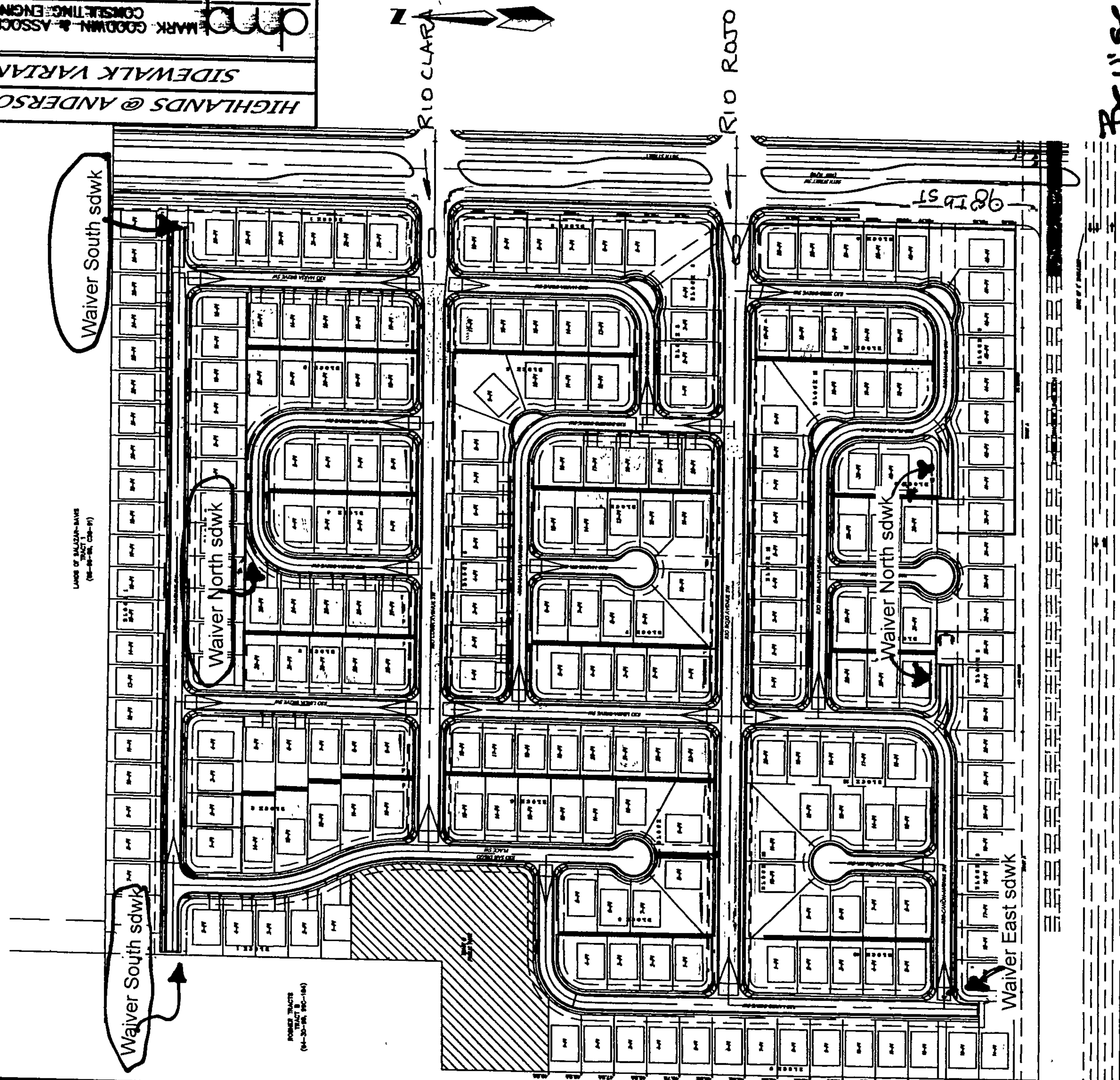
Revised
EXHIBIT C
Date 4/7/04

A2106ANH/DWG/SW_DEF/02-19-04

MARK GOODMAN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 92888
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 228-2208, FAX (505) 797-9539

HIGHLANDS @ ANDERSON HILLS
 SIDEWALK VARIANCE

A2106ANH/DWG/SW_DEF/02-19-04



Revised
EXHIBIT C
 Date 4/7/04

NOTES:
 98th Street, Rio Clara and Rio Rojo Sidewalk Variance to allow for a serpentine sidewalks in these areas.

INFRASTRUCTURE LIST

Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 8-27-03
 Date Preliminary Plat Expires: 8-27-04
 DRB Project No.: 1002857
 DRB Application No.: 03DRB01200

ORIGINAL

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE HIGHLANDS AT ANDERSON HILLS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ARROWOOD RANCH DEVELOPMENT, TRACTS 'A' AND 'B'
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		30' FF	Art Pvmt, Std C&G, Median C&G, and 6' Sidewalk ² West Side Only	98 th St.	Dennis Chavez Blvd	Rio Rojo Ave.	/	/	/
		Per Design	Art Pvmt	Dennis Chavez	98th St Intersection		/	/	/
		48' FF	Res Perm Pvmt, Std. C&G, and 4' Sidewalk ¹ South Sides	Rio Rojo Ave.	98 th St.	Rio Seco Dr.	/	/	/
		40' FF 36' FF	Res Perm Pvmt, Std C&G, and 4' Sidewalk ² South Sides	Rio Rojo Ave.	Rio Seco Dr.	Rio Largo Dr.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Largo Dr.	Rio San Diego	Rio Canon Ave.	/	/	/
		24' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² West Side Only	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		24' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ² South Side Only	Rio Canon Ave. Stub	Rio Linda Dr.	End of stub st.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ² Both Sides	Rio Fonda Ave.	Rio Linda Dr.	Rio Plata Dr.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING CONT.						
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Fonda Ct.	Rio Fonda Ave.	End of Cul-de-sac	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Plata Dr.	Rio Fonda Ave.	Rio Valle Ave.	/	/	/
		24' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ South Side Only	Rio Valle Dr. Stub	Rio Valle Ave.	End of stub st.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Valle Ave.	Rio Plata Dr.	Rio Seco Dr.	/	/	/
		28' FF	Res Pvmt, C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ West Side Only	Rio Seco Dr.	Rio Valle Ave.	Rio Rojo Ave.	/	/	/
		10'	Asphalt Trail	Tract 'A'	98 th Street	West Prop Line	/	/	/
		Per Design	Residential Street Lights				/	/	/
			WATER						
		12"-20"	Water line	Offsite Easements	Parcel 1	Gibson Blvd. (Exist 30"WL)	/	/	/
		8" - 12"	Water line	Parcel 1	Offsite Easemts	Rio Largo Dr	/	/	/
		6"	Water line	Esm't. Lot 48 Blk 9	Rio Seco	98 th St.	/	/	/
		6"	Water line	Rio Seco	Rio Rojo	Rio Valle	/	/	/
		6"	Water line	Rio Rojo Ave.	Rio Largo Dr.	Rio Seco	/	/	/
		8"	Water line	Rio Largo Dr.	Parcel 1	Rio Canon Ave.	/	/	/
		4"	Water line	Rio Largo Dr. Stub	Rio Canon Ave.	End of stub st.	/	/	/
		6"	Water line	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		4"	Water line	Rio Canon Ave. Stub	Rio Canon Ave.	End Stub Lot 25	/	/	/
		6"	Water line	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		6"	Water line	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
Per design	Engineer's Certification for Grading and Drainage Required for release of financial guarantees. (to include Tract B)			
Per design	Temporary pond with Private Drainage Covenant in Parce 1.			
Per design	Temporary Private Diversion Berm/Swale w/ Private Drainage Facility Drainage Cov	West Boundary (Unplatted Lands of Westland Development Co. Inc.)		

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/

Per Design Power Line Pond 6

NOTES

- LOMR (RTI) pending by FEMA. Approval required prior to release of financial guaranty.
- All internal sidewalks to be deferred
- Sanitary sewer manholes should not be deeper than 20'.
- These items may be financially guaranteed and built with The Meadows (DRB 1002856) and The Mesa (DRB 1002858)

AGENT / OWNER

Mark Goodwin & Assoc. PA
FIRM

Diane Hoelzer PE
NAME (print)

Diane Hoelzer 8-27-03
SIGNATURE date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION:

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sharon Nelson 8/27/03 DRB CHAIR - date
Christina Sandorol 8/27/03 PARKS & GENERAL SERVICES - date
R. D. [unclear] 8-27-03 TRANSPORTATION DEVELOPMENT - date
Roger [unclear] 8/23/03 UTILITY DEVELOPMENT - date
Brad D. Bisher 8/27/03 CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

(County Requirements)
 off site mitigation - See sheet 5 of 5. These improvements are to be financially guaranteed w/city, not to be released until a letter from the county is obtained concurring w/the release of the financial guarantees.

ORIGINAL

Project # 1002857

Terry O. Brown, P.E.

P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Voice
(303) 942-3600 - FAX
e-mail: tobe@swcp.com

Tuesday, August 19, 2003

Nathan Masek
Bernalillo County Public Works Dept.
2400 Broadway SE Bldg.
Albuquerque, NM 87102

Re: Anderson Hills Subdivision, Phase 1 (431 lots)

Dear Nathan:

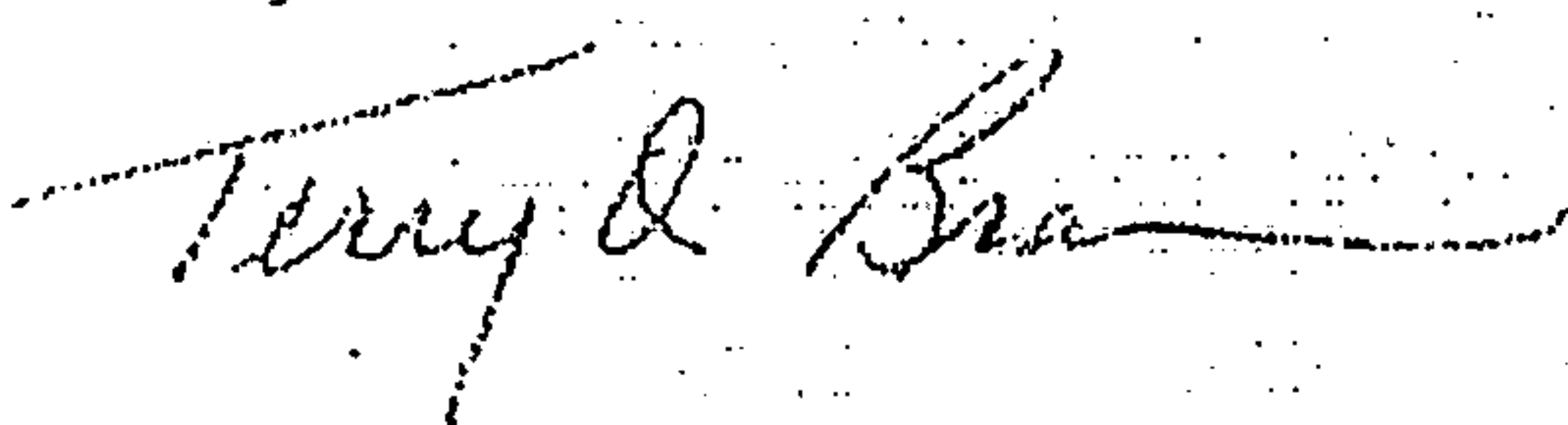
Following is the proposed language for the transportation portion of the infrastructure list for Anderson Hills Subdivision, Phase 1:

- * **Rio Bravo Blvd. / Isleta Blvd.** - Construct westbound dual left turn lanes on Rio Bravo Blvd. at Isleta Blvd. and modify southbound lanes on Isleta Blvd. south of Rio Bravo Blvd. to provide optimum length of dual southbound lanes.
- * **Rio Bravo Blvd. / I-25 East Ramp** - Construct eastbound dual left turn lanes on Rio Bravo Blvd. and modify northbound I-25 on-ramp as necessary.
- * **Rio Bravo Blvd. / 98th St.** - Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at 98th St.
- * **Rio Bravo Blvd. / Unser Blvd.** - Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at Unser Blvd.

Would you please indicate your concurrence with the proposed language and requirements by signing below? Also, if you have comments regarding the language, please call me.

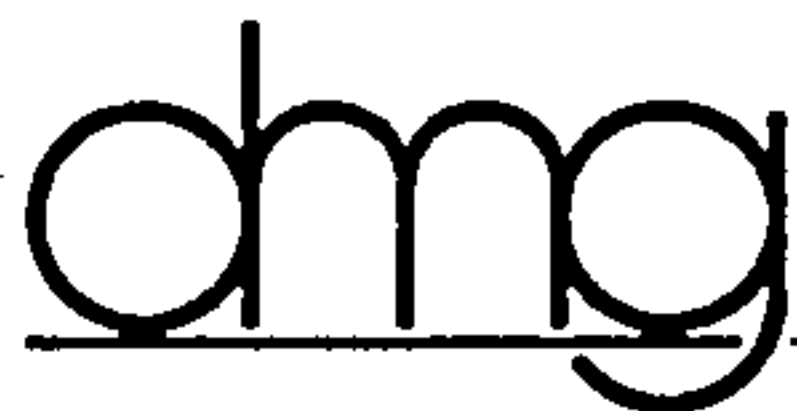
Please call if you have questions or need additional information.

Sincerely Yours,



Terry O. Brown

Concurrence: _____
Nathan Masek

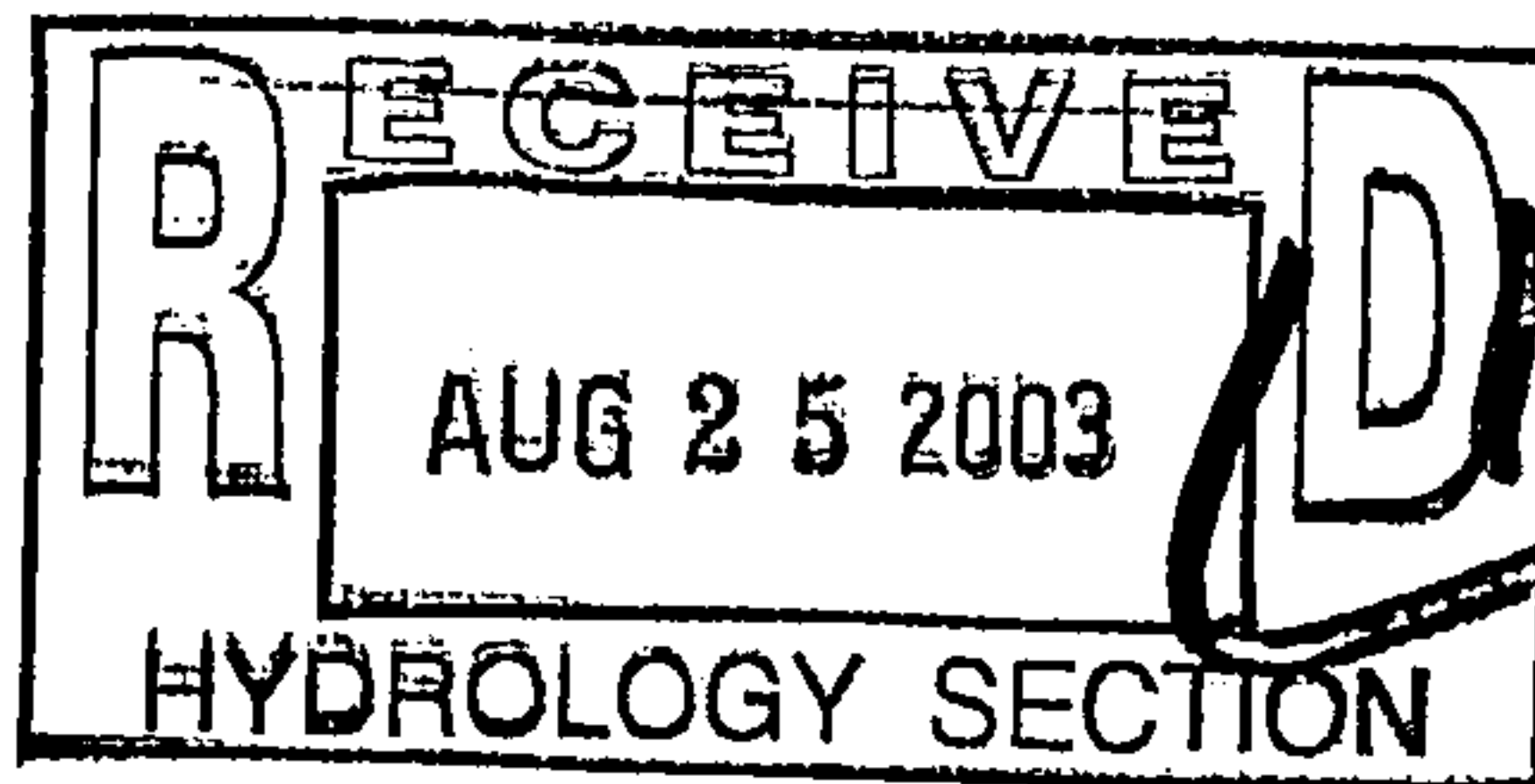


D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

August 22, 2003

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103



Re: Request Approval of Preliminary Plat, Temporary Sidewalk Deferral, Sidewalk Waiver and Vacation of Public Easements for Highlands at Anderson Hills Subdivision

Dear Ms. Matson;

On behalf of my clients, Anderson Hills LLC, I am requesting the following approvals at the DRB public hearing:

1. PRELIMINARY PLAT for a 94 lot single family subdivision to be known as The Highlands at Anderson Hills. Ultimately this subdivision will be developed in three phases however at this time only 94 lots will be platted.
2. TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION for all the interior sidewalks that are adjacent to homes. The sidewalks shall be constructed in conjunction with construction of each individual lot at a later time.
3. SIDEWALK WAIVER for those sidewalks that are adjacent to short stub streets that are typically 24' FF.
4. VACATION OF PUBLIC EASEMENTS that consist of public roadway, drainage, sanitary sewer and waterline easements that were originally dedicated with the Arrowood Bulk Land Plat that had a completely different development plan concept. The Highlands will dedicate all the required public roadway right of ways as well as public waterline, drainage and sanitary sewer easements as necessary for this development as well as the adjacent future developments to the north, south, east and west.

The scope of the original preliminary plat approval request was reduced because the traffic improvements beyond 431 lots has not been completely defined or decided upon yet. The required traffic improvements up to 431 lots has been defined. As a result, between The Highlands, The Meadows and The Mesa preliminary

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE HIGHLANDS, UNITS 1, 2, & 3, AT ANDERSON HILLS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ARROWOOD RANCH DEVELOPMENT, TRACTS 'A' AND 'B'

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location UNIT 1	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' FF	Art Pvmt, Std C&G, Median C&G, and 6' Sidewalk ⁽²⁾ West Side Only	98 th St.	Dennis Chavez Blvd	Rio Rojo Ave.	/	/	/
		48' FF	Res Pvmt, Std. C&G, and 4' Sidewalk ⁽²⁾ Both Sides	Rio Rojo Ave.	98 th St.	Rio Seco Dr.	/	/	/
		40' FF	Res Pvmt, Std C&G, and 4' Sidewalk ⁽²⁾ Both Sides	Rio Rojo Ave.	Rio Seco Dr.	Rio Largo Dr.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Largo Dr.	Unit 2 Boundry	Rio Canon Ave.	/	/	/
		24' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ West Side Only	Rio Largo Dr.	Rio Canon Ave.	End of stub st.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac	/	/	/
		24' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ South Side Only	Rio Canon Ave.	Rio Linda Dr.	End of stub st.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ West Side Only	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Fonda Ave.	Rio Linda Dr.	Rio Plata Dr.	/	/	/

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location UNIT 1 Cont.	From	To
28' FF	PAVING CONT. Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Fonda Ct.	Rio Fonda Ave.	End of Cul-de-sac
28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Plata Dr.	Rio Fonda Ave.	Rio Valle Ave.
24' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ South Side Only	Rio Plata Dr.	Rio Valle Ave.	End of stub st.
28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Rio Valle Ave.	Rio Plata Dr.	Rio Seco Dr.
28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ West Side Only	Rio Seco Dr.	Rio Valle Ave.	Rio Rojo Ave.
Per Design	Residential Street Lights			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

UNIT 1 Cont.

SANITARY SEWER

8"	Sanitary sewer	98 th St.	Dennis Chavez Blvd	Rio Rojo Ave.
8"	Sanitary sewer	Esm't. Lot 48 Blk 9	98 th St.	Rio Seco Dr.
8"	Sanitary sewer	Rio Rojo Ave.	Esm't. Lot 9 Blk 5	Rio Linda Dr.
8"	Sanitary sewer	Rio Largo Dr.	Unit 2 boundry	End of stub st.
8"	Sanitary sewer	Rio Canon Ave.	Rio Largo Dr.	Rio Linda Dr.
8"	Sanitary sewer	Rio Canon Ave.	Rio Linda Dr.	Rio Fonda Ct.
8"	Sanitary sewer	Rio Canon Ct.	Rio Canon Ave.	End of Cul-de-sac
8"	Sanitary sewer	Rio Linda Dr.	Rio Canon Ave.	Rio Rojo Ave.
8"	Sanitary sewer	Rio Fonda Ave.	Rio Linda Dr.	Rio Plata Dr.
8"	Sanitary sewer	Rio Fonda Ct.	Rio Fonda Ave.	End of Cul-de-sac
8"	Sanitary sewer	Rio Plata Dr.	Rio Fonda Ave.	Rio Valle Ave.
8"	Sanitary sewer	Rio Valle Ave.	Rio Plata Dr.	Rio Seco Dr.
8"	Sanitary sewer	Rio Valle Ave.	Rio Fonda Ct.	Rio Plata Dr.
8"	Sanitary sewer	Rio Seco Dr.	Rio Valle Ave.	Rio Rojo Ave.

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Size	Type of Improvement	Location	From	To
UNIT 1 Cont.				
STORM SEWER				
2.6 ac-ft	Temporary private diversion berm/swale	west boundry		
12'x6'	Concrete Box Culvert & Wingwalls	98 th St. @	Dennis Chavez Blvd	
18"-60"	Storm Sewer	98 th St. @	Dennis Chavez Blvd	Rio Rojo Ave.
18"-30"	Storm Sewer	Rio Valle Ave.	98 th St. @	Rio Fonda Ct.
18"-24"	Storm Sewer	Esm't. Lot 32 Blk 9	Rio Fonda Ct.	Rio Canon Ave.
per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
UNIT 2 Cont.				
Storm Sewer				
18"-48"	Storm Sewer	98 th St.	Rio Rojo Ave.	Rio Clara Ave.
18"-48"	Storm Sewer	Rio Camino Ave.	Rio Bonito Dr.	Rio Maria Dr.
18"-48"	Storm Sewer	Rio Clara Ave.	98 th St.	Rio Maria Dr.
30"	Storm Sewer	Esm't. Lot 5 Blk 8	Rio Maria Dr.	98 th St.
per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.			

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
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/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 3 Cont.				
STORM SEWER				
30"	Storm Sewer	Rio Maria Dr.	Rio Clara Ave.	Rio Corto Ave
30"	Storm Sewer	Rio Corto Ave	Rio Maria Dr.	Rio San Diego Pl.
30"	Storm Sewer	Esm't. lot 7 Blk 1	Rio San Diego Pl.	West Boundry
per design	Temporary private diversion Floodwall	North Boundry		
per design	Temporary private diversion berm/swale	West Boundry		
per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.			

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
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NOTES

- 1 Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.
- 2 All internal sidewalks to be deferred
- 3 Sanitary Sewer Manholes should not be deeper than 20'.

AGENT / OWNER

Diane Hoelzer.
NAME (print)

MARK GOODWIN + ASSOC.
FIRM

Diane Hoelzer 7-18-03
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____	_____
DRB CHAIR - date	PARKS & GENERAL SERVICES - date
_____	_____
TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
_____	_____ - date
UTILITY DEVELOPMENT - date	
_____	_____ - date
CITY ENGINEER - date	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

<p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input checked="" type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> ... for Subdivision Purposes</p> <p><input type="checkbox"/> ... for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form</p> <p>S</p> <p>V</p> <p>P</p> <p>L</p>	<p>Supplemental form</p> <p>ZONING</p> <p><input type="checkbox"/> Annexation & Zone Establishment</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Zone Change</p> <p><input type="checkbox"/> Text Amendment</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal</p>	<p>Z</p> <p>A</p>
--	--	---	---------------------------------

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: <u>Anderson Hills, LLC</u>	PHONE: <u>822-5562</u>
ADDRESS: <u>PO Box 12317</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87195</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin & Associates</u>	PHONE: <u>g</u>
ADDRESS: <u>PO Box 90606</u>	FAX: <u>(505) 797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary Plat Approval, Sidewalk Deferral, Sidewalk Waiver, Vacation of Public right of way (The Highlands at Anderson Hills)

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. A-B Block: _____ Unit: 1 Sam

Subdiv. / Addn. Arrowood Ranch Development

Current Zoning: RLT Proposed zoning: _____

Zone Atlas page(s): P-9 No. of existing lots: 2 No. of proposed lots: 247

Total area of site (acres): 61.7470 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 100905313144020202 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd
Between: Unser Blvd and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): SD-87-4-1, Z-99-58 / SPR-95-2-2

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 02/26/2003

SIGNATURE Diane Hoelzer DATE 07/08/03

(Print) Diane Hoelzer, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Ad. Fee Fees
<input type="checkbox"/> All checklists are complete	<u>03400 PP 0302B - -01200</u>	<u>PP</u>		<u>75.00</u>
<input type="checkbox"/> All fees have been collected	<u>VPE 0302B - -01201</u>	<u>VPE</u>		<u>45.00</u>
<input type="checkbox"/> All case #s are assigned	<u>VPE 0302B - -01202</u>	<u>VPE</u>		<u>45.00</u>
<input type="checkbox"/> AGIS copy has been sent	<u>VPE 0302B - -01203</u>	<u>VRAW</u>		<u>300.00</u>
<input type="checkbox"/> Case history #s are listed	<u>SW 0302B - -01204</u>	<u>SW</u>		<u>0.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>03500 TOSDWK 0302B 01205</u>	<u>TOSDWK</u>		<u>Total 50.00</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$ 4,015.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Aug. 13, 2003</u>			

Melita Hill 7/18/03
Planner signature / date

Project # 1002480 / 1002857

Form revised 9/01, 3/03

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on **FORM-V** in addition to application for subdivision on **FORM-S-3**.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Proposed Infrastructure List.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately **ONE MONTH** after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately **ONE MONTH** after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer
 Applicant signature / date
7-18-03



Form revised April 2003

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
03003 - _____ - 01200
 _____ - _____ - _____
 _____ - _____ - _____

Melita Hill 7/18/03
 Planner signature / date
Project # 1002480 2857

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the deferral or extension
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Diane Hoelzer
Diane Hoelzer

Applicant name (print)
7-18-03
Applicant signature / date



Form revised April 2003

<input type="checkbox"/>	Checklists complete	Application case numbers	
<input type="checkbox"/>	Fees collected VPE	0302B -	- 01201
<input type="checkbox"/>	Case #s assigned VPE	0302B -	- 01202
<input type="checkbox"/>	Related #s listed VPE	0302B -	- 01203
	Road SW	0302B	01204
	TOSDWK	0302B	01205

Muki Hill 7/18/03
Planner signature / date
Project # 1002480 2857

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: ANDERSON HILLS LLC

Date of Request: 7-18-03 Zone Atlas Page(s): P-9

Current Zoning: RLT

Legal Description - ARROWOOD RANCH DEVELOPMENT

Parcel Size (acres/sq.ft.) 61,7470 ACRES

Lot or Tract # TR. A+B Block# _____

Subdivision Name HIGHLANDS @ ANDERSON HILLS

REQUESTED CITY ACTION(S):

Annexation ()	Sector Plan ()	Site Development Plan:	Building Permit ()
Comp. Plan ()	Zone Change ()	a) Subdivision ()	Access Permit ()
Amendment ()	Conditional Use ()	b) Build'g Purposes ()	Other (X) PREC. PLAT APPROVAL + GRADING PERMIT
		c) Amendment ()	

PROPOSED DEVELOPMENT:

No Construction/Development ()
 New Construction (X)
 Expansion of Existing Development ()

GENERAL DESCRIPTION OF ACTION:

of Units - 247 LOTS
 Building Size - _____ (sq.ft.)

Notes: 1. Changes made to development proposals/assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative: [Signature] Date: 7/18/03
 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: Yes (X) No () Borderline ()

PWD. Dev. & bldg. Services Div., Transportation Development Div. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

Thresholds Met? Yes (X) No () Mitigating reasons for not requiring TIS: Previously studied: (X)

Notes: ANDERSON HILLS TIS

IF A TIS IS REQUIRED: a scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 7-18-03
 TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: Yes () No () Borderline ()

Environmental Health Dept. Air Quality Div. 3rd Floor/Rm. 3023 City/County Bldg. 768-2600

Thresholds Met? Yes () No () Mitigating reasons for not requiring AQIA: Previously studied: ()

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require and update or new AQIA.

ENVIRONMENTAL HEALTH DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED 11/25/02 [Signature] 7-18-03
 - FINALIZED _____ TRAFFIC ENGINEER DATE

AQIA - SUBMITTED _____
 - FINALIZED _____ ENVIRONMENTAL HEALTH DATE

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Highlands, Meadows and Mesa @ Anderson Hills

AGIS MAP #: P-9

LEGAL DESCRIPTION: Tracts A,B,C,D,E,F,G,H,I, Arrowood Ranch Development

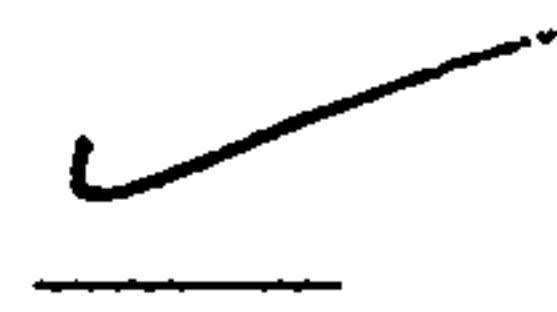


DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 7-18-03 [date].

Deane Hoelger 7-18-03
Applicant / Agent Date

Bud Bil 7/18/03
Hydrology Division Representative Date



WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 2-18-03 [date].

Deane Hoelger 7-17-03
Applicant / Agent Date

Bud Bil 7-18-03
Utility Division Representative Date

DRB# 1002~~480~~²⁸⁵⁷



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

July 18, 2003

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Request Approval of Preliminary Plat, Temporary Sidewalk Deferral, Sidewalk Waiver and Vacation of Public Easements for Highlands at Anderson Hills Subdivision

Dear Ms. Matson;

On behalf of my clients, Anderson Hills LLC, I am requesting the following approvals at the DRB public hearing:

1. *PRELIMINARY PLAT for a 247 lot single family subdivision to be known as The Highlands at Anderson Hills to be constructed in 3 Units.*
2. *TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION for all the interior sidewalks that are adjacent to homes. The sidewalks shall be constructed in conjunction with construction of each individual lot at a later time.*
3. *SIDEWALK WAIVER for those sidewalks that are adjacent to short stub streets that are typically 24' FF and on the Rio Senda Drive loop road.*
4. *VACATION OF PUBLIC EASEMENTS that consist of public roadway, drainage, sanitary sewer and waterline easements that were originally dedicated with the Arrowood Bulk Land Plat that had a completely different development plan concept. The Highlands will dedicate all the required public roadway right of ways as well as public waterline, drainage and sanitary sewer easements as necessary for this development as well as the adjacent future developments to the north, south, east and west.*

'The Highlands' consists of the western portion of the Master Planned Community to be known as Anderson Hills. The two other areas within this community are 'The Meadows' and 'The Mesa' which are both located to the east of this subdivision. These three areas are separated by two principal arterial streets: 98th street and Unser Blvd. When the whole area is developed, it will consist of almost 1000 homes and each community

will have its own 2.0+ acre public park. Additional landscaped areas along the major interior roads have been provided to enhance the neighborhood as well as a proposed trail system along the north side of the Rio Bravo channel located adjacent to the north side of Dennis Chavez Blvd. Access to each of these subdivisions will be from Dennis Chavez Blvd.

Please call me if you have any questions.

Sincerely,

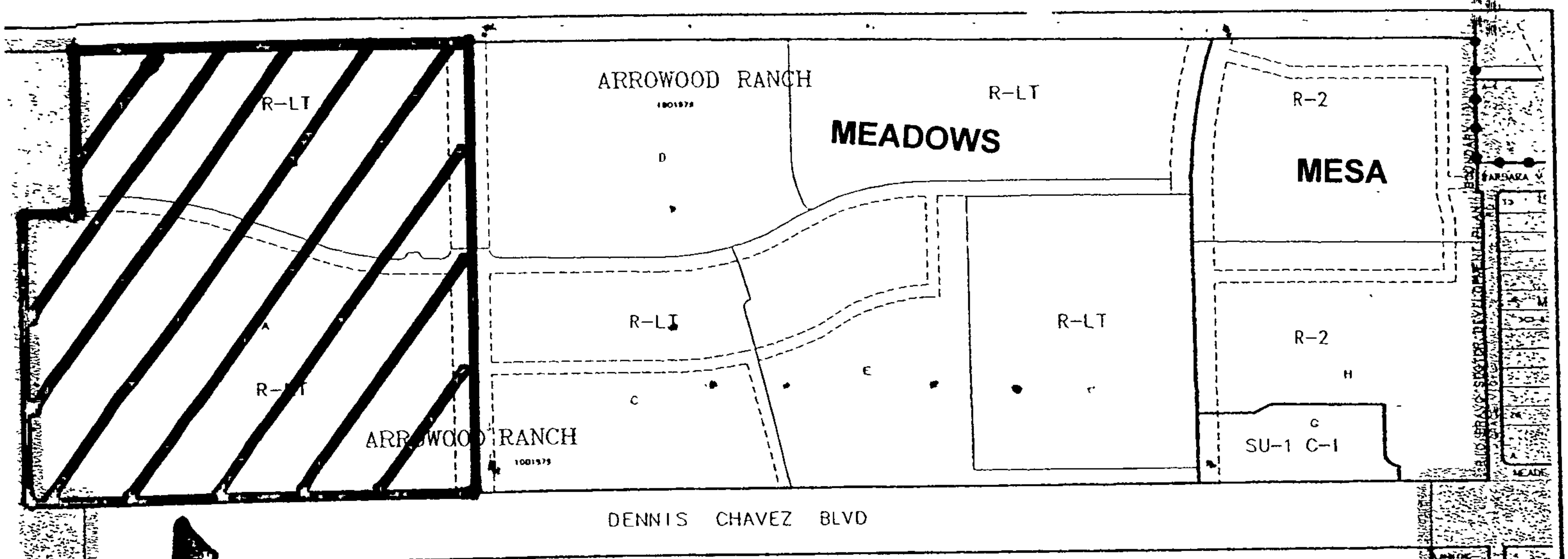
MARK GOODWIN & ASSOCIATES, P.A.



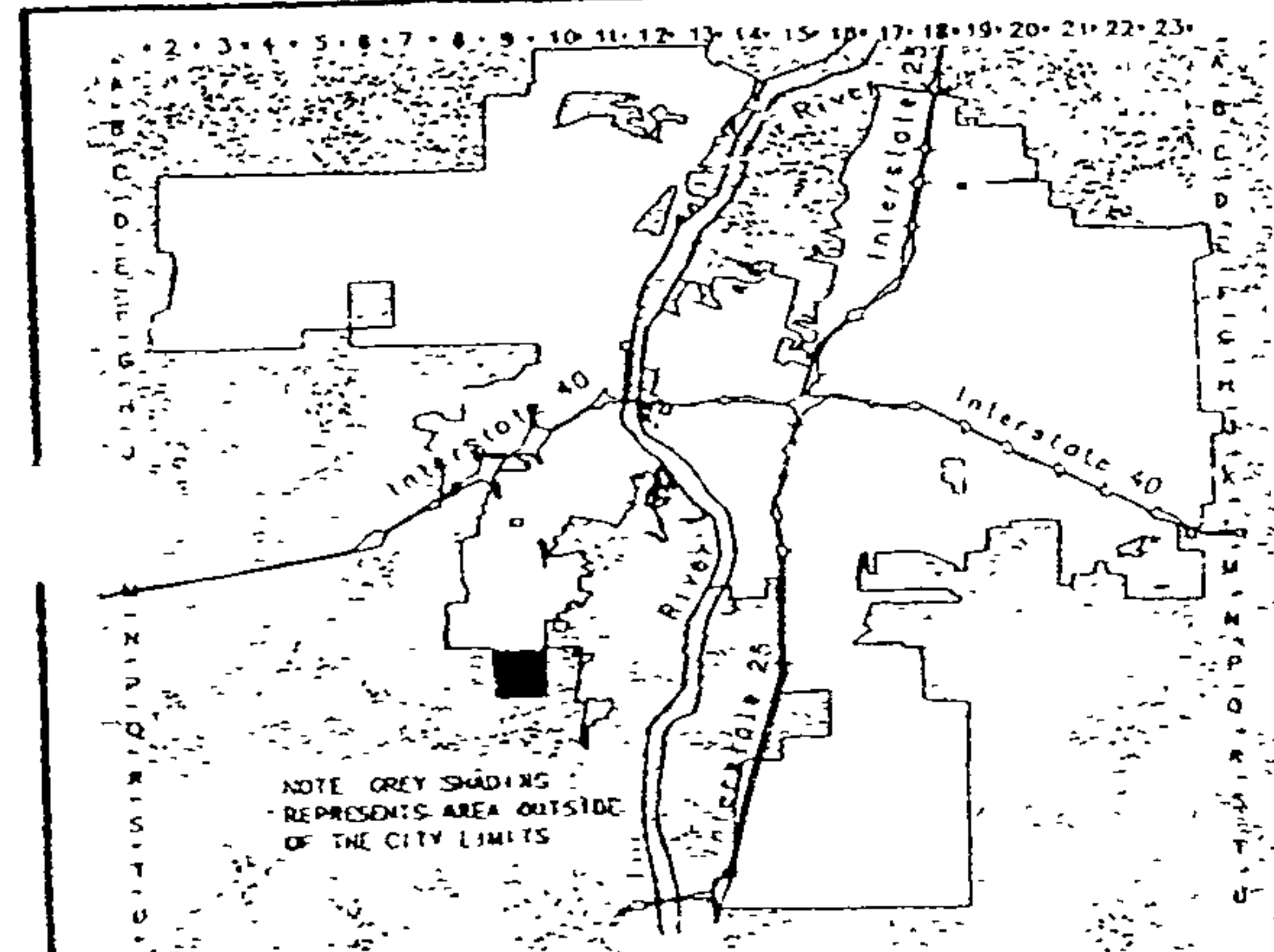
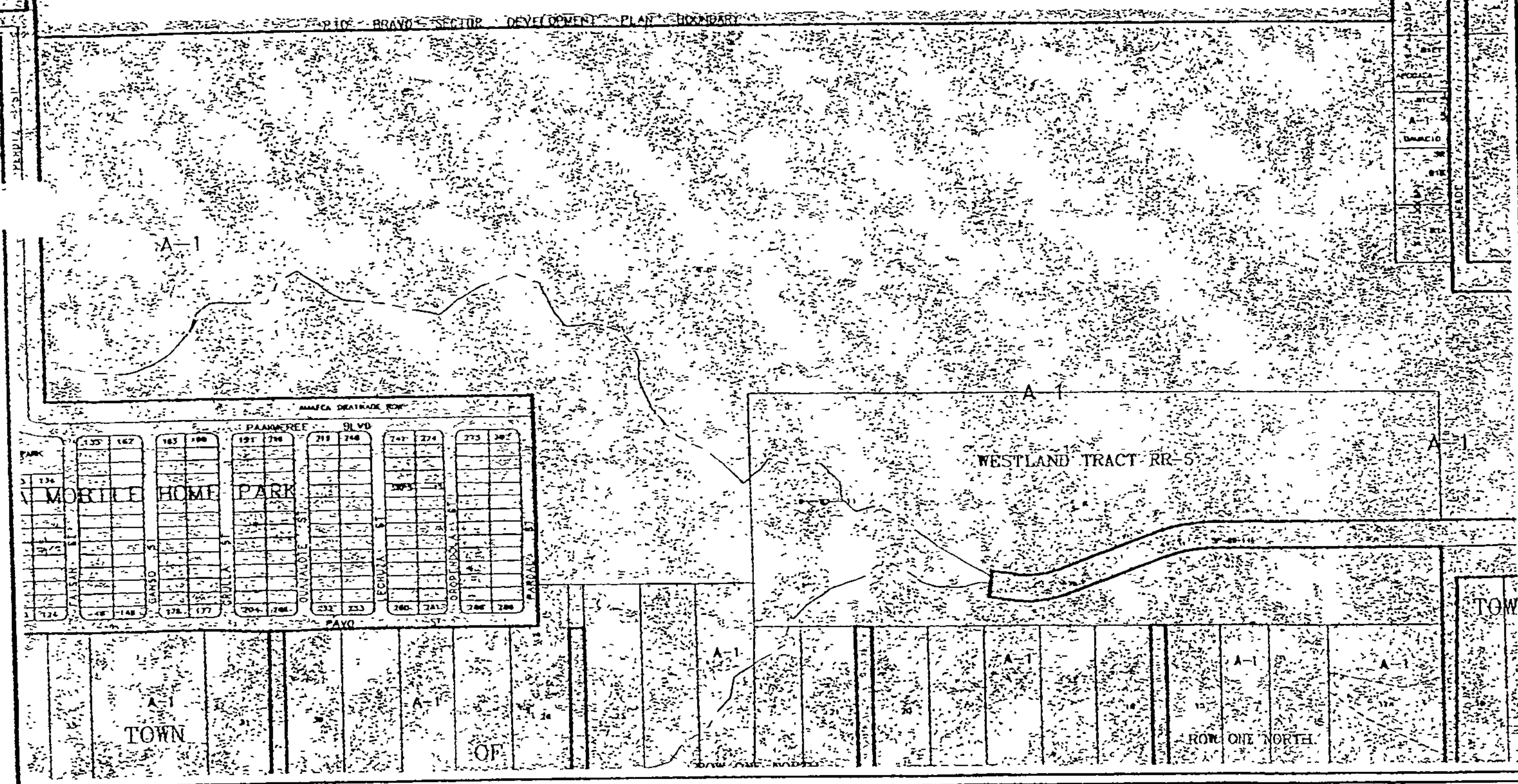
*Diane Hoelzer, PE
Senior Engineer*

DLH/dlh

f:\A2106 AndersonHills\highlands \drb_ltr.wpd



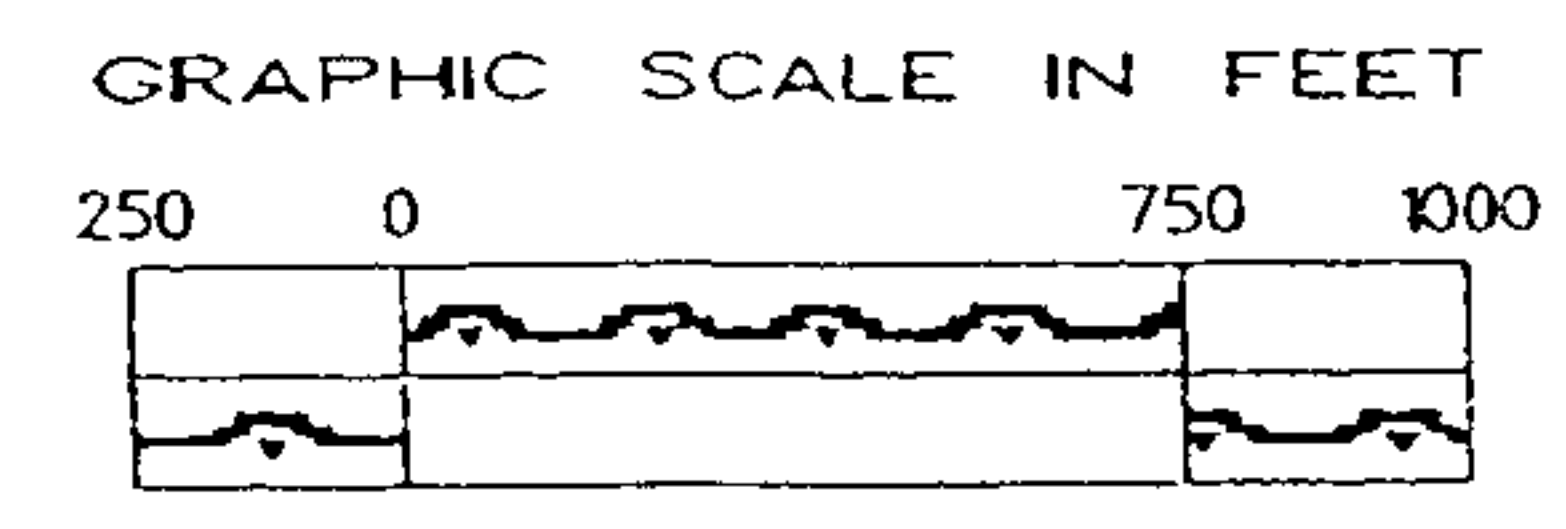
Project Site:
HIGHLANDS @ ANDERSON HILLS



CITY OF
 Albuquerque

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: July 8, 2003

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on July 8, 2003
(date)

TO CONTACT NAME: Beth Gonzales
 COMPANY/AGENCY: Mark Godwin & Assoc.
 ADDRESS/ZIP: PO Box 90606 87199
 PHONE/FAX #: 828-2200 / 797-9539

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at lots A-B, Arrowood Ranch Development
zone map page(s) P-9

Our records indicate that as of 7-8-03
(date) there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION



City of Albuquerque

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600 Second St. NW
Second Floor (924-3860)

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(date)

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OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

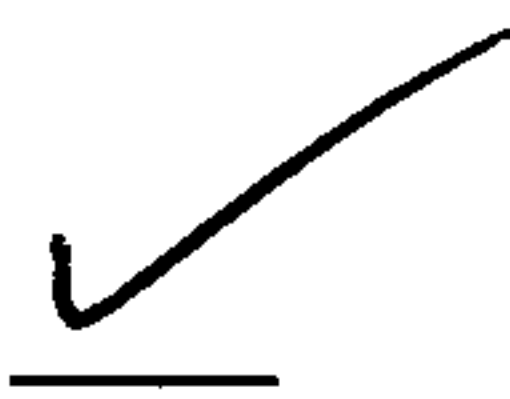
FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Highlands, Meadows and Mesa @ Anderson Hills

AGIS MAP #: P-9

LEGAL DESCRIPTION: Tracts A,B,C,D,E,F,G,H,I, Arrowood Ranch Development

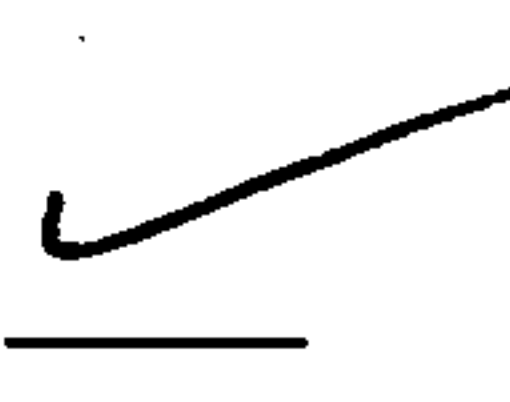


DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 7-18-03 [date].

Deane Hoelger 7-18-03
Applicant / Agent Date

Bud Bil 7/18/03
Hydrology Division Representative Date



WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 2-18-03 [date].

Deane Hoelger 7-17-03
Applicant / Agent Date

Bud Bil _____
Utility Division Representative Date

DRB# 1002857

ONE STOP SHOP ••• FRONT COUNTER
 City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
 LAND DEVELOPMENT COORDINATION SECTION (LDC)
 Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
 Front Counter Main Number (505) 924-3858 or 924-3895
 Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

Anderson Hills LLC

AGENT

Mark Goodwin & Associates

ADDRESS

P.O. Box 90606 Albany 87199

PROJECT NO.

~~1002480~~ 1002857

01200, 01201, 01202,

APPLICATION NO.

03023 01203, 01204, 01205

\$ 3940⁰⁰ 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 4,015.⁰⁰ **Total amount due**

ANDERSON HILLS, LLC
 8910 ADAMS NE
 ALBUQUERQUE, NM 87113
 (505) 822-5562

FIRST STATE BANK
 95-145-1070

102024

DATE
 Jul 2, 2003

AMOUNT

\$ 3620.00

Memo:

PAY Three Thousand Six Hundred Twenty and 00/100 Dollars
 TO THE

D. MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
 ALBUQUERQUE, NM 87199-0606
 (505) 828-2200

DUPLICATE

City Of Albuquerque
 Treasury Division

95-681/1070
 DUPLICATE
 DATE: July 18, 2003
 Treasury Division

3982

PAY TO THE ORDER OF

City of Albuquerque

\$ 395⁰⁰

07/18/2003 1:00PM LOC: ANNX

07/18/2003 1:24PM LOC: ANNX

RECEIPT# 00070077. NS# 004. TRANS# 0135
Three hundred ninety five dollars

RECEIPT# 00070078 WSH 006 TRANS# 0032

Account 441018 Fund 0110

Activity 4971000 TRSEJA

Trans Amt \$4,015.00

J24 M: \$75.00

CK: Sean Rosinski \$395.00

PA: \$3,620.00

MP: \$0.00

BANKWEST Coronado Office \$4,015.00
 1-800-488-2265 \$3,940.00

FOR Anderson Hills (Highlands)

⑈003982⑈ ⑆107006813⑆ 283007003⑈

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from July 30 03 To Aug. 15 03

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

M. DeStefano
(Applicant or Agent)

7/18/03
(Date)

I issued 2 signs for this application, 7/18/03, Marquita Hill
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002480-2857